



## Planning and Zoning Commission Woodruff – CR2022-0026

Development Services Department

**Staff:** Samantha Hammond, Planner I  
Samantha.hammond@canyoncounty.id.gov

### Submittal Date:

08/09/2022

### Public Hearing Date:

01/19/2023

### Applicant/Representative:

Stacy Woodruff

### Summary of Request:

The applicant, Stacy Woodruff, is requesting a conditional rezone from “A” (Agricultural) to “R-1” (Residential) with the intention that the property be split administratively into three (3) even lots.

### Property Address & Location:

The property is located at 24822 Harvey Rd, Caldwell, Idaho; also referenced as a portion of the NW¼ of Section 35, T5N, R3W, Canyon County, Idaho.

### Background:

Parcel R38194010 was created legally through a land division application (AD2022-0003).



### Exhibits/Attachments:

|                                 |                               |
|---------------------------------|-------------------------------|
| Exhibit 1: FCOS with conditions | - 5K: Soil/Land               |
| Exhibit 2: Land Use Worksheet   | - 5L: NP Area Map             |
| Exhibit 3: Letter of Intent     | Exhibit 6: Agency             |
| - Exhibit 3A: Site Plan         | Notifications-                |
| Exhibit 4: Neighborhood Meeting | - 6A: ITD                     |
| Exhibit 5: Maps-                | - 6B: CCHD #4                 |
| - 5A: Aerial                    | - 6C: BCID                    |
| - 5B: Zoning                    | - 6D: DEQ                     |
| - 5C: Case Map                  | Exhibit 7: Staff Presentation |
| - 5D: Case Sum. Report          |                               |
| - 5E: Plat & Subs               |                               |
| - 5F: Lot Reports               |                               |
| - 5G: CC Future Land Use        |                               |
| - 5H: Middleton Future Land Use |                               |
| - 5I: Soils Map                 |                               |
| - 5J Prime Farmland Map         |                               |

### Current Zoning:

|                              |              |
|------------------------------|--------------|
| <b>Existing Zoning:</b>      | Agricultural |
| <b>Existing Land Use</b>     | Residential  |
| <b>Future Land Use 2020:</b> | Residential  |

|                             |             |
|-----------------------------|-------------|
| <b>Size of Property:</b>    | ~3.98 acres |
| <b>Area of City Impact:</b> | Middleton   |

### Notifications:

|                   |            |
|-------------------|------------|
| Agencies:         | 12/19/2022 |
| Property Owners:  | 12/29/2022 |
| Publication:      | 01/03/2023 |
| Property Posting: | 01/10/2023 |



## Planning and Zoning Commission Woodruff – CR2022-0026

Development Services Department

### TABLE OF CONTENTS

|   |   |
|---|---|
| REQUEST BREAKDOWN/PROJECT INFORMATION .....                   | 2 |
| SITE/LOCATION ANALYSIS: .....                                 | 2 |
| COMMENTS.....   | 3 |
| STAFF ANALYSIS.....   | 3 |
| COMPREHENSIVE PLAN ALIGNMENT .....                            | 5 |
| APPLICABLE STANDARDS AND REGULATION, CANYON COUNTY CODE ..... | 6 |
| HEARING BODY OPTIONS.....                                     | 7 |
| STAFF RECOMMENDATION OF CODE COMPATIBILITY .....              | 7 |

### REQUEST BREAKDOWN/PROJECT INFORMATION

Stacy Woodruff, the applicant/owner, is requesting a conditional rezone from an “A” (Agricultural) zone to an “CR-R1” Conditional Rezone R1. The development agreement conditions of approval (*Exhibit 1*) limits the development into substantial conformance of the site plan.

See *Exhibit 3*, for the letter of intent from the applicant. *Exhibit 3A*, which is the proposed site.

### SITE/LOCATION ANALYSIS:

The subject parcel is zoned “A” (Agricultural) located at 24822 Harvey Rd.

Access/Traffic: Access will be taken off a private drive, that will be required to meet Canyon County Code/Standards at the southern end of the parcel, this can be seen on the site plan in *Exhibit 3A*.

Facilities: City services are not available at the proposed property. All future development will use domestic well and septic systems, the site is located within a nitrate priority area (*Exhibit 5L*). Wells within the area have been identified to have some nitrate issues (between 0.005-10.00 mg/l). Idaho Department of Environmental Quality finds drinking water to be unsafe if nitrates exceed 10 parts per million (or 10 milligrams per liter (mg/l) (*Exhibit 6D*).

Irrigation: The property is located within Black Canyon Irrigation District and according to (*Exhibit 6C*) no irrigation water is provided to the property (the property currently has an irrigation well). See *exhibit 6C* for the letter in which the applicant will be restricted too.

Essential Services: The property is located in the Middleton School District. The property is served by Middleton Fire District, along with the property utilizes Canyon County Sheriff, and Canyon County Ambulance. All impacted agencies were noticed on December 19, 2022 and no comments were received.



**Surrounding Area:** The subject property is currently located in the Agricultural zone, the future land use for this property is designated as “Residential” in both the 2020 and 2030 Comprehensive plans along with the City of Middleton’s Land Use. Within the vicinity there is a mixed use between, Rural Residential, Conditional Rezone Rural Residential, R-1, and Conditional Rezone R-1 (*Exhibit 5B*). There are currently 35 subdivisions within the vicinity with a total of 526 lots averaging 1.76 acres per lot (*Exhibits 5E and 5F*).

**Soils:** According to the Canyon County Soil Survey of 2018, 56.75% of the property includes Class 3 (Moderately Suited Soils) and 43.25% of the property includes Class 4 (Moderately Suited Soils) (*Exhibits 5I and 5K*). It also shows that 56.75% of the land is prime farm land if irrigated (LvB) and 43.25% of the land is prime farm land if irrigated (QfD) (*Exhibits 5J and 5K*).

**Area of City Impact:** The property is within the City of Middleton’s Area of City Impact, designated with a land use of “Residential”. The city was noticed on December 19, 2022, and no comments were received.

## COMMENTS

### Public Comments:

- No comments have been received upon the publishing of the staff report.

### Agency Comments:

- Idaho Transportation Department (*Exhibit 6A*): No concerns or comments at this time.
- Canyon Highway District #4 (*Exhibit 6B*): Access must be continued off a private road and all existing access point must be removed. This does not require a traffic impact study.
- Black Canyon Irrigation (*Exhibit 6C*): General comments were made regarding the canal and conditions that will need to be followed moving forward, see the attached letter for details.
- Department of Environmental Quality (*Exhibit 6D*): No specific comments were made on this request but they did leave general comments for consideration.

## STAFF ANALYSIS

The staff analysis consists of analyzing this request through the alignment with the Canyon County Code and the Hearing Criteria for a Conditional Rezone (07-06-07(6)A).

### Hearing Criteria for a Conditional Rezone (07-06-07(6)A):

- 1. Is the proposed conditional rezone generally consistent with the comprehensive?**
  - a. The proposed conditional rezone is consistent with eight (8) policies and four (4) goals within the 2020 Comprehensive Plan. The future land use designated within the 2020 Comprehensive Plan is “Residential” with is compatible with the proposed request.
- 2. When considering the surrounding land uses, is the proposed conditional rezone more appropriate than the current zoning designation;**
  - a. The subject property is currently located in the Agricultural zone, the future land use for this property is designated as “Residential” in both the 2020 and 2030 Comprehensive plan along with the City of Middleton’s Land Use. Within the vicinity there is a mixed use between, Rural Residential, Conditional Rezone Rural Residential, R-1, and Conditional Rezone R-1 (*Exhibit 5B*). There are currently 35 subdivisions



within the vicinity with a total of 526 lots averaging 1.76 acres per lot (Exhibits 5E and 5F). According to the Canyon County Soil Survey of 2018, 56.75% of the property includes Class 3 (Moderately Suited Soils) and 43.25% of the property includes Class 4 (Moderately Suited Soils) (Exhibits 5I and 5K). It also shows that 56.75% of the land is prime farm land if irrigated (LvB) and 43.25% of the land is prime farm land if irrigated (QfD) (Exhibits 5J and 5K).

3. **Is the proposed conditional rezone compatible with surrounding land uses?**
  - a. The surrounding area is primarily zoned agricultural and residential but is primarily used as residential. The 2020 and 2030 future land use designations are both “Residential” along with the City of Middleton’s land use being “Residential” the proposed use is compatible. Within the vicinity there is a mixed use between, Rural Residential, Conditional Rezone Rural Residential, R-1, and Conditional Rezone R-1 (Exhibit 5B). There are currently 35 subdivisions within the vicinity with a total of 526 lots averaging 1.76 acres per lot (Exhibits 5E and 5F).
4. **Will the proposed conditional rezone negatively affect the character of the area? What measures will be implemented to mitigate impacts?**
  - a. The proposed rezone could cause a negative effect as a total of three (3) parcels will be allowed to be created via Administrative Land Division however the 2020 Future Land Use is Residential. One parcel will contain the existing dwelling. As conditioned, secondary dwellings are prohibited. In order to mitigate any potential impacts, there will be a Development Agreement in place limiting secondary dwelling as well as the administrative splits/development must have a significant conformance to the site concept seen in *Exhibit 3A*.
5. **Will adequate facilities and services including sewer, water, drainage, irrigation and utilities be provided to accommodate proposed conditional rezone;**
  - a. City services are not available to the property. Future development will require domestic wells and septic systems. The site is located within a nitrate priority area. Wells within the area have been identified to have some nitrate issues (between 0.005-10.00 mg/l). Idaho Department of Environmental Quality finds drinking water to be unsafe if nitrates exceed 10 parts per million (or 10 milligrams per liter (mg/l). Future development will be required to meet Idaho Department of Water Resources and Southwest District Health regarding the placement of an individual well and septic system and must be demonstrated at the time of platting. The property owner will also need to comply with any conditions/regulations provided by Black Canyon Irrigation District in *Exhibit 6C*.
6. **Does the proposed conditional rezone require public street improvements in order to provide adequate access to and from the subject property to minimize undue interference with existing or future traffic patterns? What measures have been taken to mitigate traffic impacts?**
  - a. As conditioned by the development agreement, two land divisions (the ability to create 3 parcels) will be allowed to be created via Administrative Land Division. One parcel will contain the existing dwelling. As conditioned, secondary dwellings are prohibited. The result of the request creates two additional dwellings. As conditioned and through comments received from Canyon Highway District #4 and Idaho Transportation Department this request is not anticipated to create traffic issues.



**7. Does legal access to the subject property for the conditional rezone exist or will it exist at time of development;**

Canyon Highway District #4 commented all parcel must take access off a private road and as conditioned within the Development Agreement the applicant needs to comply with Canyon Highway District #4 standards/permitting. No traffic impact study was requested or found necessary on this land use change. The applicant will be required to apply for the private road through Canyon County at the time of the Administrative Splits.

**8. Will the proposed conditional rezone amendment impact essential public services and facilities, such as schools, police, fire and emergency medical services? What measures will be implemented to mitigate impacts? (Ord. 16-007, 6-20-2016).**

- a. All affected agencies were noticed December 19, 2022 and no comments from specific essential public services were received.

## **COMPREHENSIVE PLAN ALIGNMENT**

### **Chapter 1. Property Rights:**

**Policy 1.** No person shall be deprived of private property without due process of law.

**Policy 8.** Promote orderly development that benefits the public good and protects the individual with a minimum of conflict.

**Policy 11.** Property owners shall not use their property in a manner that negatively impacts upon the surrounding neighbors or neighborhoods.

### **Chapter 2. Population:**

**Goal 2.** To encourage economic expansion and population growth throughout the county plus increase economic diversity for continued enhancement of our quality of life to meet citizen needs.

**Policy 2.** Encourage future high-density development to locate within incorporated cities and/or areas of city impact.

**Policy 3.** Encourage future population to locate in areas that are conducive for residential living and that do not pose an incompatible land use to other land uses.

### **Chapter 4. Economic Development:**

**Policy 7.** Canyon County should identify areas of the county suitable for commercial, industrial and residential development. New development should be located in close proximity to existing infrastructure and in areas where agricultural uses are not diminished.

### **Chapter 5. Land Use**

**Goal 4.** To encourage development in those areas of the county which provide the most favorable conditions for future community services.

**Goal 5.** Achieve a land use balance, which recognizes that existing agricultural uses and non-agricultural development may occur in the same area.

**Goal 8.** Consider adjacent county land uses when reviewing county-line development proposals.

**Policy 1.** Review all residential, commercial and industrial development proposals to determine the land use compatibility and impact to surrounding areas.

**Policy 2.** Encourage orderly development of subdivisions and individual land parcels, and require development agreements when appropriate.



**APPLICABLE STANDARDS AND REGULATION, CANYON COUNTY CODE**

**07-06-07: CONDITIONAL REZONE:**

- (1) **Restrictions:** In approving a conditional rezone application, the presiding party may establish conditions, stipulations, restrictions, or limitations which restrict and limit the use of the rezoned property to less than the full use allowed under the requested zone, and which impose specific property improvement and maintenance requirements upon the requested land use. Such conditions, stipulations, restrictions or limitations may be imposed to promote the public health, safety and welfare, or to reduce any potential damage, hazard, nuisance or other detriment to persons or property in the vicinity to make the land use more compatible with neighboring land uses. When the presiding party finds that such conditions, stipulations, restrictions or limitations are necessary, land may be rezoned upon condition that if the land is not used as approved, or if an approved use ends, the land use will revert back to the zone applicable to the land immediately prior to the conditional rezone action.
- (2) **Development Agreement:** Any condition, stipulation, restriction or limitation imposed pursuant to this article shall be incorporated as part of any site plan, plat, document of title of conveyance and building permit relating to the restricted land. Any predevelopment condition, stipulation, restriction or limitation imposed pursuant to this subsection shall be verified as being met prior to the issuance of any building permit. The applicant must execute a written development agreement to implement and be bound by any such condition, stipulation, restriction, or limitation. No final conditional rezone action shall be taken until such development agreement is recorded in the office of the county recorder. The development agreement shall have the effect and impact provided by Idaho Code section 67-6511A. (Ord. 10-006, 8-16-2010)
- (6) **Conditional Rezone Approval:**
  - A. **Standards of Evaluation:** The presiding party shall review the particular facts and circumstances of the proposed conditional rezone. The presiding party shall apply the following standards when evaluating the proposed conditional rezone:
    1. Is the proposed conditional rezone generally consistent with the comprehensive plan;
    2. When considering the surrounding land uses, is the proposed conditional rezone more appropriate than the current zoning designation;
    3. Is the proposed conditional rezone compatible with surrounding land uses;
    4. Will the proposed conditional rezone negatively affect the character of the area? What measures will be implemented to mitigate impacts?
    5. Will adequate facilities and services including sewer, water, drainage, irrigation and utilities be provided to accommodate proposed conditional rezone;
    6. Does the proposed conditional rezone require public street improvements in order to provide adequate access to and from the subject property to minimize undue interference with existing or future traffic patterns? What measures have been taken to mitigate traffic impacts?
    7. Does legal access to the subject property for the conditional rezone exist or will it exist at time of development; and
    8. Will the proposed conditional rezone amendment impact essential public services and facilities, such as schools, police, fire and emergency medical services? What measures will be implemented to mitigate impacts? (Ord. 16-007, 6-20-2016)



**Planning and Zoning Commission**  
**Woodruff – CR2022-0026**

*Development Services Department*

**HEARING BODY OPTIONS**

Planning and Zoning Commission may **approve** the Conditional Rezone with conditions; or

The Planning and Zoning Commission may **deny** the Conditional Rezone and direct staff to make findings of fact to support this decision; or

The Planning and Zoning Commission may **continue the discussion** and request additional information of specific items

**STAFF RECOMMENDATION OF CODE COMPATIBILITY**

Staff recommends the Planning and Zoning Commission open a public hearing and discuss the proposed Conditional Rezone.

Staff is **recommending approval** of the request as provided in the draft Findings of Fact, Conclusions of Law, and Order found in *Exhibit 1*.



**Planning & Zoning Commission**  
**Woodruff – CR2022-0026**

Development Services Department

**Findings of Fact, Conclusions of Law, and Order**  
 Conditional Rezone – CR2022-0026

**Findings of Fact**

1. The applicant, Stacy Woodruff, is requesting a conditional rezone from “A” (Agricultural) to “R-1” (Residential) with the intentions that the property be split administratively into three (3) even lots. The request includes a development agreement. The 3.98-acre property is located at 24822 Harvey Rd, Caldwell, ID; also referenced as a portion of the NW¼ of Section 35, T5N, R3W, Canyon County, Idaho.
2. The subject property is designated as “residential” on the 2020 Canyon County Future Land Use Map.
3. The subject property is located within Middleton’s Area of City Impact. The City designates the property as “Residential” on their future land use map.
4. The subject property is located within Canyon Highway District No. 4, Middleton Fire District, and Middleton School District.
5. The neighborhood meeting was held July 29, 2022 pursuant to CCZO §07-01-15.
6. Notice of the public hearing was provided as per CCZO §07-05-01: Affected agencies and City of Middleton were notified on December 19, 2022. Full political notice was sent December 19, 2022. Property owners within 600 ft. were notified by mail on January 3, 2022. Newspaper notice was published on January 3, 2022. The property was posted on January 10, 2022.
7. The record consists of exhibits as provided as part of the public hearing staff report, exhibits submitted during the public hearing on January 19, 2022 and all information contained in DSD case file, CR2022-0026.

**Conclusions of Law**

For this request, the Planning and Zoning Commission finds and concludes the following regarding the Standards of Review for a Conditional Rezone (§07-06-07(6)):

**A. Is the proposed conditional rezone generally consistent with the comprehensive plan?**

**Conclusion:** The proposed zone change is consistent with the 2020 Future Land Use Map and Comprehensive Plan.

**Finding:** The property is designated as “residential” on the Future land use map within the 2020 Canyon County Comprehensive Plan. The proposed conditional rezone is consistent with the eight (8) policies and four (4) goals:

**Chapter 1. Property Rights:**

**Policy 1.** No person shall be deprived of private property without due process of law.

**Policy 8.** Promote orderly development that benefits the public good and protects the individual with a minimum of conflict.

**Policy 11.** Property owners shall not use their property in a manner that negatively impacts upon the surrounding neighbors or neighborhoods.

**Chapter 2. Population:**

**Goal 2.** To encourage economic expansion and population growth throughout the county plus increase economic diversity for continued enhancement of our quality of life to meet citizen needs.

**Policy 2.** Encourage future high-density development to locate within incorporated cities and/or areas of city impact.

**Policy 3.** Encourage future population to locate in areas that are conducive for residential living and that do not pose an incompatible land use to other land uses.

Chapter 4. Economic Development:

Policy 7. Canyon County should identify areas of the county suitable for commercial, industrial and residential development. New development should be located in close proximity to existing infrastructure and in areas where agricultural uses are not diminished.

Chapter 5. Land Use:

Goal 4. To encourage development in those areas of the county which provide the most favorable conditions for future community services.

Goal 5. Achieve a land use balance, which recognizes that existing agricultural uses and non-agricultural development may occur in the same area.

Goal 8. Consider adjacent county land uses when reviewing county-line development proposals.

Policy 1. Review all residential, commercial and industrial development proposals to determine the land use compatibility and impact to surrounding areas.

Policy 2. Encourage orderly development of subdivisions and individual land parcels, and require development agreements when appropriate.

**B. When considering the surrounding land uses, is the proposed conditional rezone more appropriate than the current zoning designation?**

**Conclusion:** As conditioned (Attachment A) the request is more appropriate than the current zoning designation and is consistent with the future land use map designation of residential.

**Finding:** The area is predominately zoned “A” (Agricultural). Pursuant to CCZO Section 07-10-25(1), the purposes of the "A" (Agricultural) Zone are to:

- A. Promote the public health, safety, and welfare of the people of the County by encouraging the protection of viable farmland and farming operations;*
- B. Limit urban density development to Areas of City Impact in accordance with the comprehensive plan;*
- C. Protect fish, wildlife, and recreation resources, consistent with the purposes of the "Local Land Use Planning Act", Idaho Code title 67, chapter 65;*
- D. Protect agricultural land uses, and rangeland uses, and wildlife management areas from unreasonable adverse impacts from development; and*
- E. Provide for the development of schools, churches, and other public and quasi-public uses consistent with the comprehensive plan.*

The subject property is currently located in the Agricultural zone, the future land use for this property is designated as “Residential” in both the 2020 and 2030 Comprehensive plan along with the City of Middleton’s Land Use. Within the vicinity there is a mixed use between, Rural Residential, Conditional Rezone Rural Residential, R-1, and Conditional Rezone R-1 (Exhibit 5B). There are currently 35 subdivisions within the vicinity with a total of 526 lots averaging 1.76 acres per lot (Exhibits 5E and 5F).

According to the Canyon County Soil Survey of 2018, 56.75% of the property includes Class 3 (Moderately Suited Soils) and 43.25% of the property includes Class 4 (Moderately Suited Soils) (Exhibits 5I and 5K). It also shows that 56.75% of the land is prime farm land if irrigated (LvB) and 43.25% of the land is prime farm land if irrigated (QfD) (Exhibits 5J and 5K).

**C. Is the proposed conditional rezone compatible with surrounding land uses?**

**Conclusion:** As conditioned, the request is compatible with the surrounding land uses.

**Finding:** The surrounding area is primarily zoned agricultural and residential but is primarily used as residential. The 2020 and 2030 future land use designations are both “Residential” along with the City of Middleton’s land use being “Residential” the proposed use is compatible. Within the

vicinity there is a mixed use between, Rural Residential, Conditional Rezone Rural Residential, R-1, and Conditional Rezone R-1 (Exhibit 5B). There are currently 35 subdivisions within the vicinity with a total of 526 lots averaging 1.76 acres per lot (Exhibits 5E and 5F).

**D. Will the proposed conditional rezone negatively affect the character of the area? What measures will be implemented to mitigate impacts?**

**Conclusion:** As conditioned (Attachment A), the request will not negatively affect the character of the area.

**Finding:** The proposed rezone will be case a negative affect a total of three (3) parcels will be allowed to be created via Administrative Land Division. One parcel will contain the existing dwelling. As conditioned, secondary dwellings are prohibited. In order to mitigate any potential impacts, there will be a Development Agreement in place limiting secondary dwelling as well as the administrative splits/development must have a significant conformance to the site concept seen in Attachment B.

**E. Will adequate facilities and services including sewer, water, drainage, irrigation and utilities be provided to accommodate proposed conditional rezone?**

**Conclusion:** Adequate sewer, drainage, irrigation, and storm water drainage facilities and utility systems will be provided to accommodate the request at the time of development as conditioned.

**Finding:** City services are not available to the property. Future development will require domestic wells and septic systems. The site is located within a nitrate priority area. Wells within the area have been identified to have some nitrate issues (between 0.005-10.00 mg/l). Idaho Department of Environmental Quality finds drinking water to be unsafe if nitrates exceed 10 parts per million (or 10 milligrams per liter (mg/l). Future development will be required to meet Idaho Department of Water Resources and Southwest District Health regarding the placement of an individual well and septic system and must be demonstrated at the time of platting. The property owner will also need to comply with any conditions/regulations provided by Black Canyon Irrigation District in Exhibit 6C

**F. Does the proposed conditional rezone require public street improvements in order to provide adequate access to and from the subject property to minimize undue interference with existing or future traffic patterns? What measures have been taken to mitigate traffic impacts?**

**Conclusion:** As conditioned (Attachment A), the request will not cause undue interference with existing or future traffic patterns as proposed.

**Finding:** As conditioned by the development agreement, two land divisions (the ability to create 3 parcels) will be allowed to be created via Administrative Land Division. One parcel will contain the existing dwelling. As conditioned, secondary dwellings are prohibited. The result of the request creates two additional dwellings. As conditioned and through comments received from Canyon Highway District #4 and Idaho Transportation Department this request is not anticipated to create traffic issues.

**G. Does legal access to the subject property for the conditional rezone exist or will it exist at time of development?**

**Conclusion:** The property will have access of a Private Road.

**Finding:** Canyon Highway District #4 commented all parcel must take access off of a private road and as conditioned within the Development Agreement the applicant needs to comply with Canyon Highway District #4 standards/permitting. No traffic impact study was requested or found necessary on this land use change. The applicant will be required to apply for the private road through Canyon County at the time of the Administrative Splits.

**H. Will the proposed conditional rezone amendment impact essential public services and facilities, such as schools, police, fire and emergency medical services? What measures will be implemented to mitigate impacts?**

Conclusion: Essential services will be provided to accommodate the use. No mitigation is proposed at this time.

Finding: All affected agencies were noticed December 19, 2022 and no comments from specific essential public services were received.

**Conclusions of Law - Area of City Impact**

The property is within Middleton’s Area of City Impact. The city designates the area as “Residential”. Pursuant to Canyon County Code §09-09-17 of the Middleton Area of City Impact Agreement, a notice was provided to the City of Middleton on December 19, 2022. The City of Middleton did not provide any comments.

**Order**

Based upon the Findings of Fact, Conclusions of Law and Order contained herein, the Planning and Zoning Commission **approves** Case # CR2022-0026, a request for a conditional rezone of Parcel R38194010 from an “A” (Agricultural) zone to an “CR-R1” (Conditional Rezone -R1) zone subject to conditions of the development agreement (Attachment A).

**APPROVED** this \_\_\_\_\_ day of \_\_\_\_\_, 2023.

**PLANNING AND ZONING COMMISSION  
CANYON COUNTY, IDAHO**

\_\_\_\_\_  
Robert Sturgill, Chairman

State of Idaho )

SS

County of Canyon County )

On this \_\_\_\_\_ day of \_\_\_\_\_, in the year of 2023 before me \_\_\_\_\_, a notary public, personally appeared \_\_\_\_\_, personally known to me to be the person whose name is subscribed to the within instrument, and acknowledged to me that he (she) executed the same.

Notary: \_\_\_\_\_

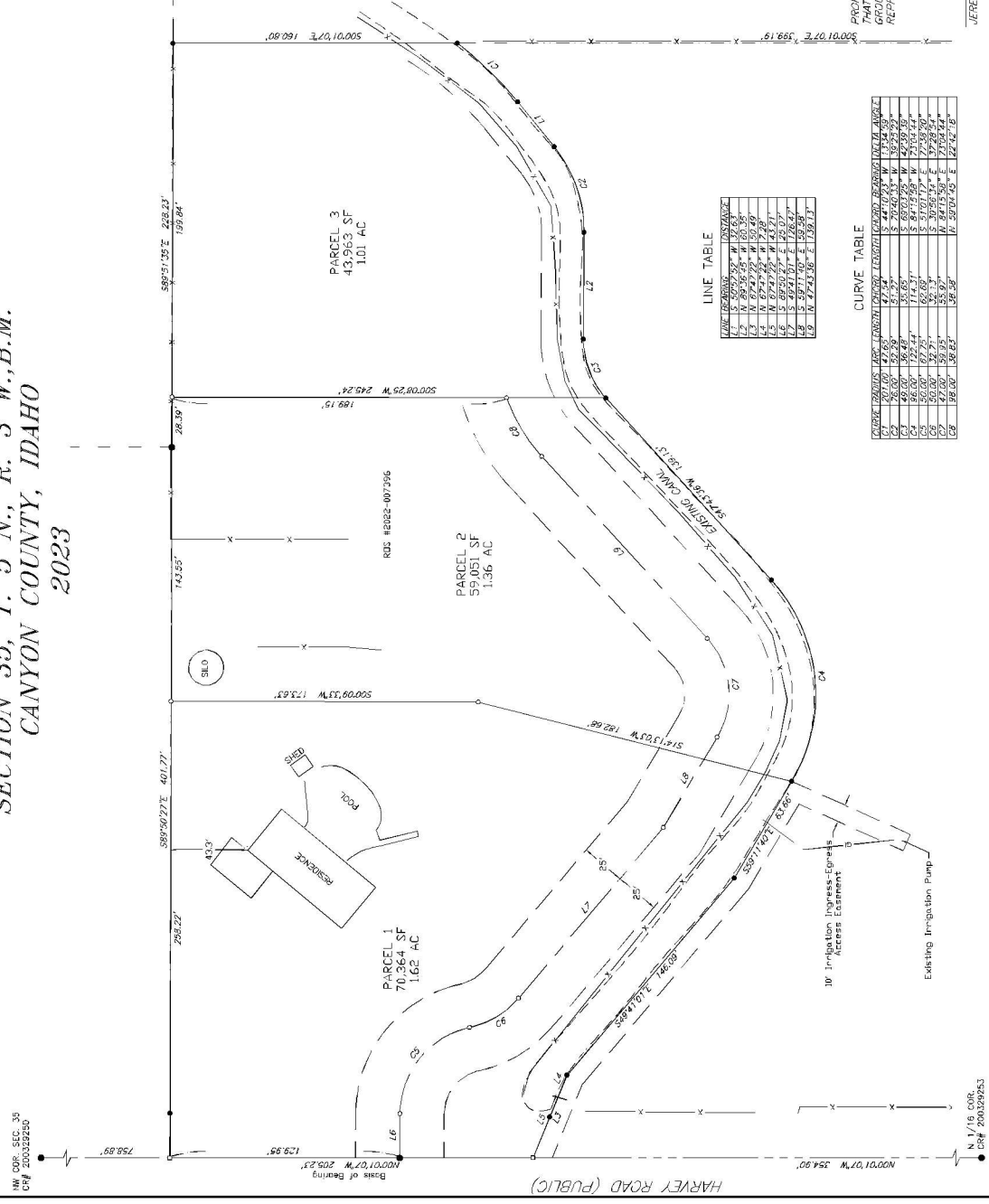
My Commission Expires: \_\_\_\_\_

**ATTACHMENT A**  
**DEVELOPMENT AGREEMENT CONDITIONS**

1. The development shall comply with all applicable federal, state, and county laws, ordinances, rules and regulations that pertain to the property.
2. The subject parcel, 3.98 acres, shall be divided in compliance with County Administrative Land Division requirements (Chapter 7, Article 18, Canyon County Zoning Ordinance, in substantial compliance with the conceptual site plan (Attachment B) subject to the following restrictions:
  - a. Secondary dwellings (CCZO §07-10-27 & 07-14-25) are prohibited.
  - b. Further division of the parcels is prohibited unless the development agreement is modified or an approval of a zoning map amendment.
3. Historic irrigation lateral, drain and ditch flow patterns shall be maintained and protected. Modification or improvements shall be approved in writing by the local Irrigation District.
4. The developer shall comply with CCZO §07-06-07 (4) Time Requirements: “All conditional rezones for a land use shall commence within two (2) years of the approval of the board.”

RECORD OF SURVEY-LAND DIVISION  
PART OF THE NW 1/4 OF THE NW 1/4  
SECTION 35, T. 5 N., R. 3 W., B.M.  
CANYON COUNTY, IDAHO  
2023

## Attachment B



**SURVEYOR'S CERTIFICATE**

I, JEREMIAH B. FIELDING, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, LICENSED BY THE STATE OF IDAHO, AND THAT THIS MAP HAS BEEN PREPARED FROM AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY SUPERVISION, AND THAT THIS MAP IS AN ACCURATE REPRESENTATION OF SAID SURVEY.

JEREMIAH B. FIELDING, P.L.S. IDAHO LICENSE NO. 12220

EAGLE LAND SURVEYING, LLC

106 W MAIN ST, UNIT D, MIDDLETON, ID 83644  
(208) 861-7513; [plis1222@yahoo.com](mailto:plis1222@yahoo.com)

**RECORD OF SURVEY  
FOR  
STACY WOODRUFF**

|             |         |                |        |            |   |
|-------------|---------|----------------|--------|------------|---|
| DATE:       | 1-09-23 | PROJECT:       | 22-102 | SHEET      | 1 |
| DRAWN BY:   | JG      | CORPORATE NAME | 444    | INSTRUMENT | 1 |
| CHECKED BY: | JG      |                |        |            |   |

INDEX #534-35-4-4-00-00

## NOTES AND NARRATIVES

1. See Record of Survey No. 3's 2022-007396, 8603692, 887888, 2020-013153, 202036272, 200140552, Drake Subdivision, and Wendle Heights Subdivision for additional survey information.
2. This survey was at the request of Stacy Woodruff to divide their property into three buildable parcels.
3. I used the found and held monuments shown on Record of Survey No. 2022-007396 for the overall boundary.

**LAND USE WORKSH T****CANYON COUNTY DEVELOPMENT SERVICES DEPARTMENT**111 North 11<sup>th</sup> Avenue, #140, Caldwell, ID 83605[www.canyonco.org/dsd.aspx](http://www.canyonco.org/dsd.aspx) Phone: 208-454-7458 Fax: 208-454-6633

**Required for Conditional Use Permit, Comprehensive Plan and Zoning Ordinance Amendment Applications**

**PLEASE CHECK ALL THAT APPLY TO YOUR REQUEST:**

**GENERAL INFORMATION**

**1. DOMESTIC WATER:** ☒ Individual Domestic Well ☐ Centralized Public Water System ☐ City

☐ N/A – Explain why this is not applicable: \_\_\_\_\_

☒ How many Individual Domestic Wells are proposed? two additional (1 is existing)

**2. SEWER (Wastewater)** ☒ Individual Septic ☐ Centralized Sewer system

☐ N/A – Explain why this is not applicable: \_\_\_\_\_

**3. IRRIGATION WATER PROVIDED VIA:**

☐ Surface ☒ Irrigation Well ☐ None

**4. IF IRRIGATED, PROPOSED IRRIGATION:**

☒ Pressurized ☐ Gravity

**5. ACCESS:**

☐ Frontage ☒ Easement Easement width 50' Inst. # \_\_\_\_\_

**6. INTERNAL ROADS:**

☐ Public ☒ Private Road User's Maintenance Agreement Inst # \_\_\_\_\_

**7. FENCING**

☐ Fencing will be provided (Please show location on site plan)

Type: \_\_\_\_\_ Height: \_\_\_\_\_

**8. STORMWATER:**

☐ Retained on site ☐ Swales ☐ Ponds ☒ Borrow Ditches

☐ Other: \_\_\_\_\_

**9. SOURCES OF SURFACE WATER ON OR NEARBY PROPERTY:** (i.e. creeks, ditches, canals, lake)

Canal

|     |
|-----|
| 10. |
| 11. |
| 12. |
| 13. |
| 14. |
| 15. |
| 16. |
| 17. |
| 18. |
| 19. |
| 20. |

**NEIGHBORHOOD MEETING CERTIFICATION:**

I certify that a neighborhood meeting was conducted at the time and location noted on this form and in accordance with Canyon County Zoning Ordinance § 07-01-15.

APPLICANT/REPRESENTATIVE (Please print):

Stacy Woodruff

APPLICANT/REPRESENTATIVE (Signature):

Stacy Woodruff

DATE: 8 / 9 / 22

**RESIDENTIAL USES****1. NUMBER OF LOTS REQUESTED:**

- ☒ Residential 3      ☐ Commercial \_\_\_\_\_ ☐ Industrial \_\_\_\_\_
- ☐ Common \_\_\_\_\_ ☐ Non-Buildable \_\_\_\_\_

**2. FIRE SUPPRESSION:**

- ☐ Water supply source: pressurized well

**3. INCLUDED IN YOUR PROPOSED PLAN?**

- ☐ Sidewalks    ☐ Curbs    ☐ Gutters    ☐ Street Lights    ☒ None

**NON-RESIDENTIAL USES****1. SPECIFIC USE:** NA**2. DAYS AND HOURS OF OPERATION:**

- ☐ Monday \_\_\_\_\_ to \_\_\_\_\_
- ☐ Tuesday \_\_\_\_\_ to \_\_\_\_\_
- ☐ Wednesday \_\_\_\_\_ to \_\_\_\_\_
- ☐ Thursday \_\_\_\_\_ to \_\_\_\_\_
- ☐ Friday \_\_\_\_\_ to \_\_\_\_\_
- ☐ Saturday \_\_\_\_\_ to \_\_\_\_\_
- ☐ Sunday \_\_\_\_\_ to \_\_\_\_\_

**3. WILL YOU HAVE EMPLOYEES?** ☐ Yes If so, how many? \_\_\_\_\_ ☐ No**4. WILL YOU HAVE A SIGN?** ☐ Yes ☐ No ☐ Lighted ☐ Non-Lighted

Height: \_\_\_\_\_ ft    Width: \_\_\_\_\_ ft    Height above ground: \_\_\_\_\_ ft

What type of sign: Wall Freestanding \_\_\_\_\_ Other \_\_\_\_\_

**5. PARKING AND LOADING:**

How many parking spaces? \_\_\_\_\_

Is there is a loading or unloading area? \_\_\_\_\_

**ANIMAL CARE RELATED USES**

**1. MAXIMUM NUMBER OF ANIMALS:** \_\_\_\_\_

**2. HOW WILL ANIMALS BE HOUSED AT THE LOCATION?**

☐ Building    ☐ Kennel    ☐ Individual Housing    ☐ Other \_\_\_\_\_

**3. HOW DO YOU PROPOSE TO MITIGATE NOISE?**

☐ Building    ☐ Enclosure    ☐ Barrier/Berm    ☐ Bark Collars

**4. ANIMAL WASTE DISPOSAL**

☐ Individual Domestic Septic System    ☐ Animal Waste Only Septic System

☐ Other: \_\_\_\_\_

**Letter of Intent: Conditional Rezone**

August 9, 2022

Stacy Woodruff  
24856 Harvey Rd  
Caldwell ID 83607  
Cell 208-989-2861  
Email: [westwoodedge@gmail.com](mailto:westwoodedge@gmail.com)

Canyon County Development services/To Whom it May Concern,

My name is Stacy Woodruff, I would like to rezone 3.98 acres of non-farmable land that is surrounded by small lots ranging from 0.5 to 2.0 acres developed properties from Ag to R1 and eventually split parcel R38194010 (24822 Harvey Rd), a parcel with an existing home into 3 lots (existing house on 1 lot and 2 lots where my daughters and their families intend to build). All lots will be  $\geq 1$  acre.

I will attempt to address all the points in the zoning amendment checklist below:

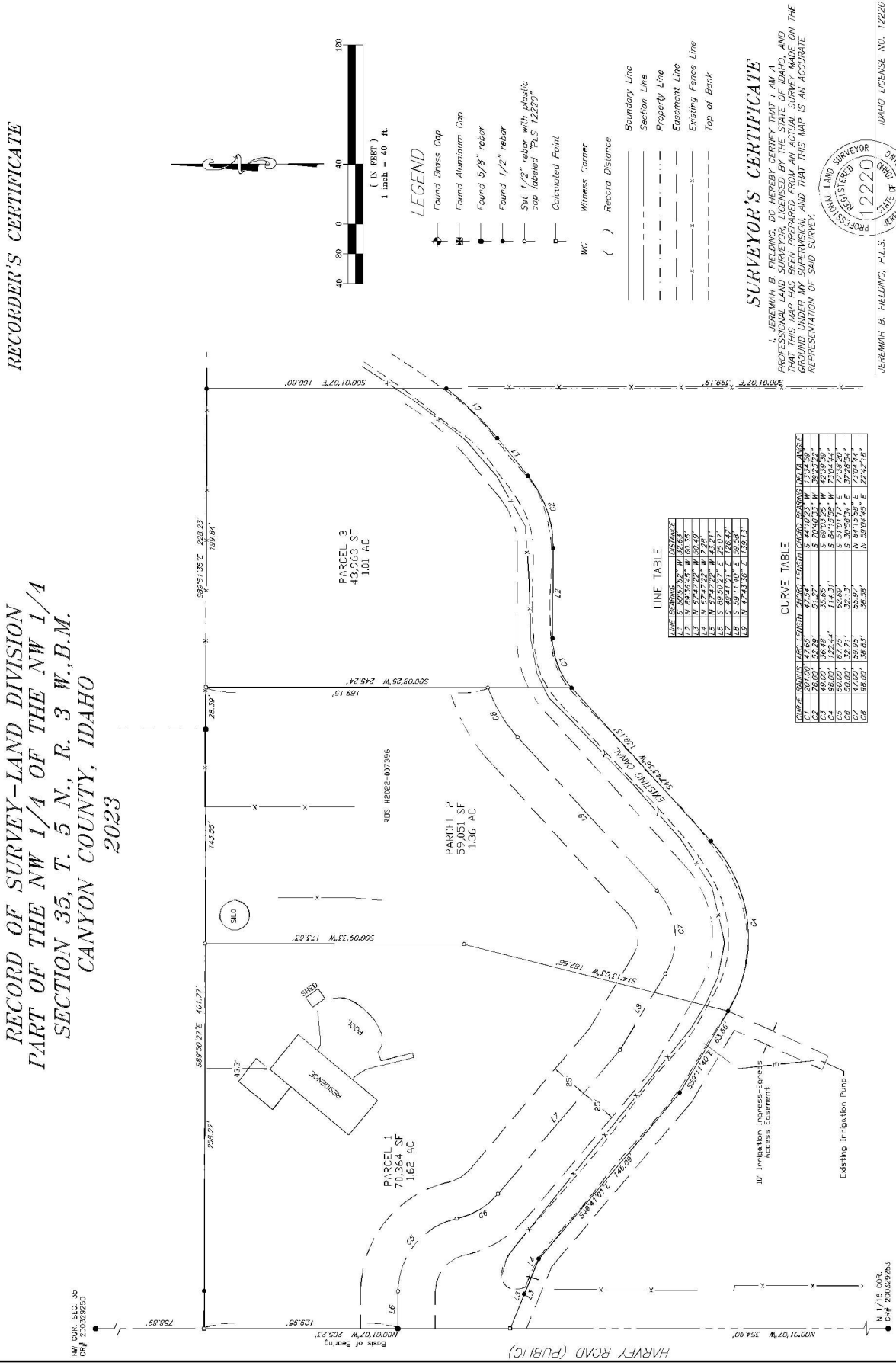
- This request is consistent with the comprehensive plan located south of Purple Sage Rd on Harvey Rd and listed in the comprehensive plan for potential zoning to R1.
- This request is aligned with parcels in the direct adjacent properties and in the surrounding area with 2-, 1- and 0.5-acre parcels all within the area notification zone.
- This request is compatible with area surrounding usage of residential on lots ranging from 0.5 – 2-acre parcels.
- This request will not negatively impact the character of the area, it has been left fallow in recent years due to the very small and unfarmable nature of the parcel.
- Adequate facilities and service will be included in the final 3 lot layout and there is adequate room for a domestic well and septic system for each lot.
- Legal access exists and we will NOT need to add an additional approach. We have been in contact with the Highway District, they have 2 points that we will fully meet.
  - Plan for an additional 40 feet easement to prepare for the widening of Harvey Rd in the future – DONE in proposed plan
  - Move existing approach (private driveway) to align with Raptor Lane, it is currently off set and to ensure smooth traffic flow they recommend we move our approach to align – DONE in our proposed plan.
- We have received clear direction from the Highway department and will align fully with their direction to ensure existing and future needs are addressed.

We opt for this conditional rezone so we can comply and adapt our plans to meet the needs and requirements of the county, potential city, and all services.

Thanks,

  
Stacy Woodruff

RECORD OF SURVEY-LAND DIVISION  
PART OF THE NW 1/4 OF THE NW 1/4  
SECTION 35, T. 5 N., R. 3 W., B.M.  
CANYON COUNTY, IDAHO  
2023



RECORD OF SURVEY  
FOR  
STACY WOODRUFF  
SEC. 35, T. 5 N., R. 3 W., B.M.  
DATE: 1-25-23 PROJECT: 22-102 SHEET: 1 OF 1  
DRAWN BY: JBF CHECKED BY: JBF  
PROFESSIONAL LAND SURVEYOR  
12220  
IDAHO LICENSE NO. 12220  
JEREMIAH B. FIELDING, P.L.S.

EAGLE LAND SURVEYING, LLC.  
108 W. MAIN ST. SUITE B, MERIDEN, ID 83444  
(208) 867-2013, PLS12220@eaglelandsurvey.com

INDEX #534-35-4-4-00-00

NOTES AND NARRATIVE:  
1. See Record of Survey No. 1, 2022-007109, 802569, 807369, 2020-013153, 2003180272, 2020100502, Drive Subdivision, and World Heights Subdivision for additional survey information.  
2. This survey was prepared in accordance with the request of Stacy Woodruff to divide their property into three (3) parcels.  
3. I used the found and held monuments shown on Record of Survey No. 2022-007109 for the overall boundary.

**NEIGHBORHOOD MEETING SIGN-UP****CANYON COUNTY DEVELOPMENT SERVICES DEPARTMENT**111 North 11<sup>th</sup> Avenue, #140, Caldwell, ID 83605[www.canyonco.org/dsd.aspx](http://www.canyonco.org/dsd.aspx)

Phone: 208-454-7458

Fax: 208-454-6633


**NEIGHBORHOOD MEETING SIGN UP SHEET**  
**CANYON COUNTY ZONING ORDINANCE §07-01-15**

Applicants shall conduct a neighborhood meeting for any proposed comprehensive plan amendment, zoning map amendment (rezone), subdivision, variance, conditional use, zoning ordinance map amendment, or other requests requiring a public hearing.

**SITE INFORMATION**

|                               |  |
|-------------------------------|--|
| Site Address: 24822 Harvey Rd | Parcel Number: R38194010                 |
| City: Caldwell                | State: Idaho ZIP Code: 83607             |
| Notices Mailed Date: 07/29/22 | Number of Acres: 3.98 Current Zoning: Ag |

Description of the Request:

Zoning amendment from ag to R1 zone. Splitting 3.98 into 2+ acres.

**APPLICANT / REPRESENTATIVE INFORMATION**

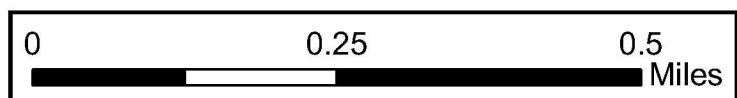
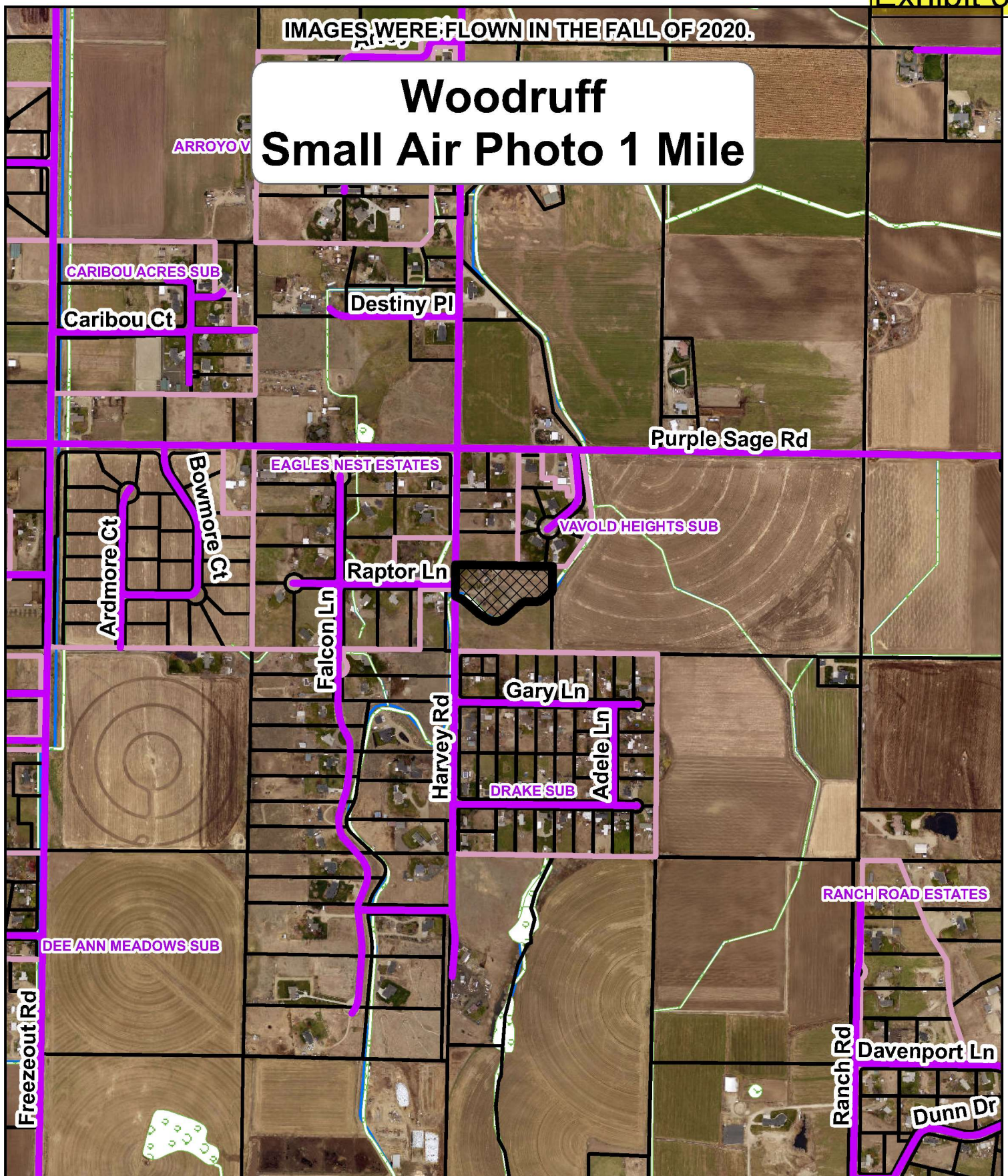
|   |
|---|
| Contact Name: Stacy Woodruff                        |
| Company Name: NA                                    |
| Current address: 24856 Harvey Rd Caldwell, Id 83607 |
| City: Caldwell State: Idaho ZIP Code: 83607         |
| Phone: 801-707-5609 Cell: 208-989-2861 Fax:         |
| Email: westwoodedge@gmail.com                       |

**MEETING INFORMATION**

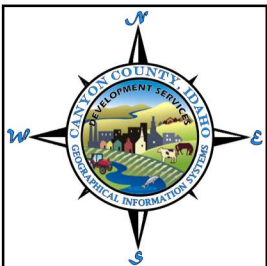
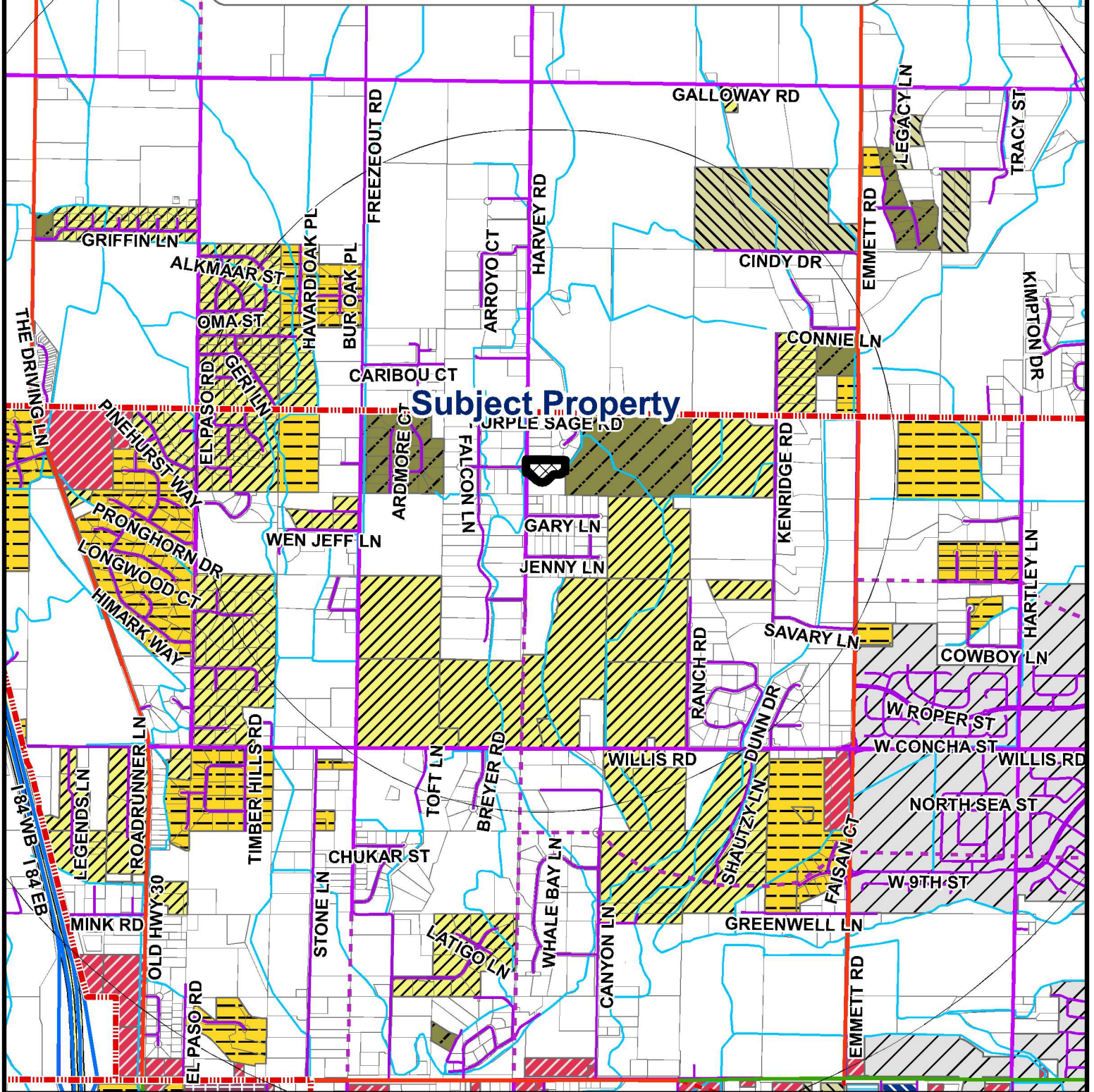
|                             |   |                  |
|-----------------------------|---|------------------|
| DATE OF MEETING: 08/09/22   | MEETING LOCATION: 24856 Harvey Rd. Caldwell, ID 83607 |                  |
| MEETING START TIME: 8:00 AM | MEETING END TIME: 9:00 AM                             |                  |
| ATTENDEES:                  |   |                  |
| NAME (PLEASE PRINT)         | SIGNATURE:  | ADDRESS:         |
| 1. BLAKE OSTIER             | <i>[Signature]</i>                                    | 24853 VAVOLD WAY |
| 2. Steve Refsland           | <i>[Signature]</i>                                    | 24686 Harvey     |
| 3. Tamara Cecil             | <i>[Signature]</i>                                    | 13875 Gary Ln    |
| 4. Gwinda Atwood            | <i>[Signature]</i>                                    | 13874 Gary Ln    |
| 5.                          |   |                  |
| 6.                          |   |                  |
| 7.                          |   |                  |
| 8.                          |   |                  |
| 9.                          |   |                  |

IMAGES WERE FLOWN IN THE FALL OF 2020.

# Woodruff Small Air Photo 1 Mile

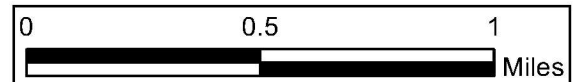


# Woodruff Zoning & Classification Map

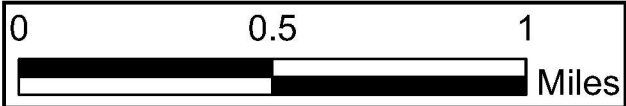
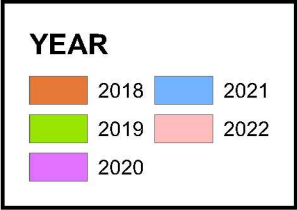
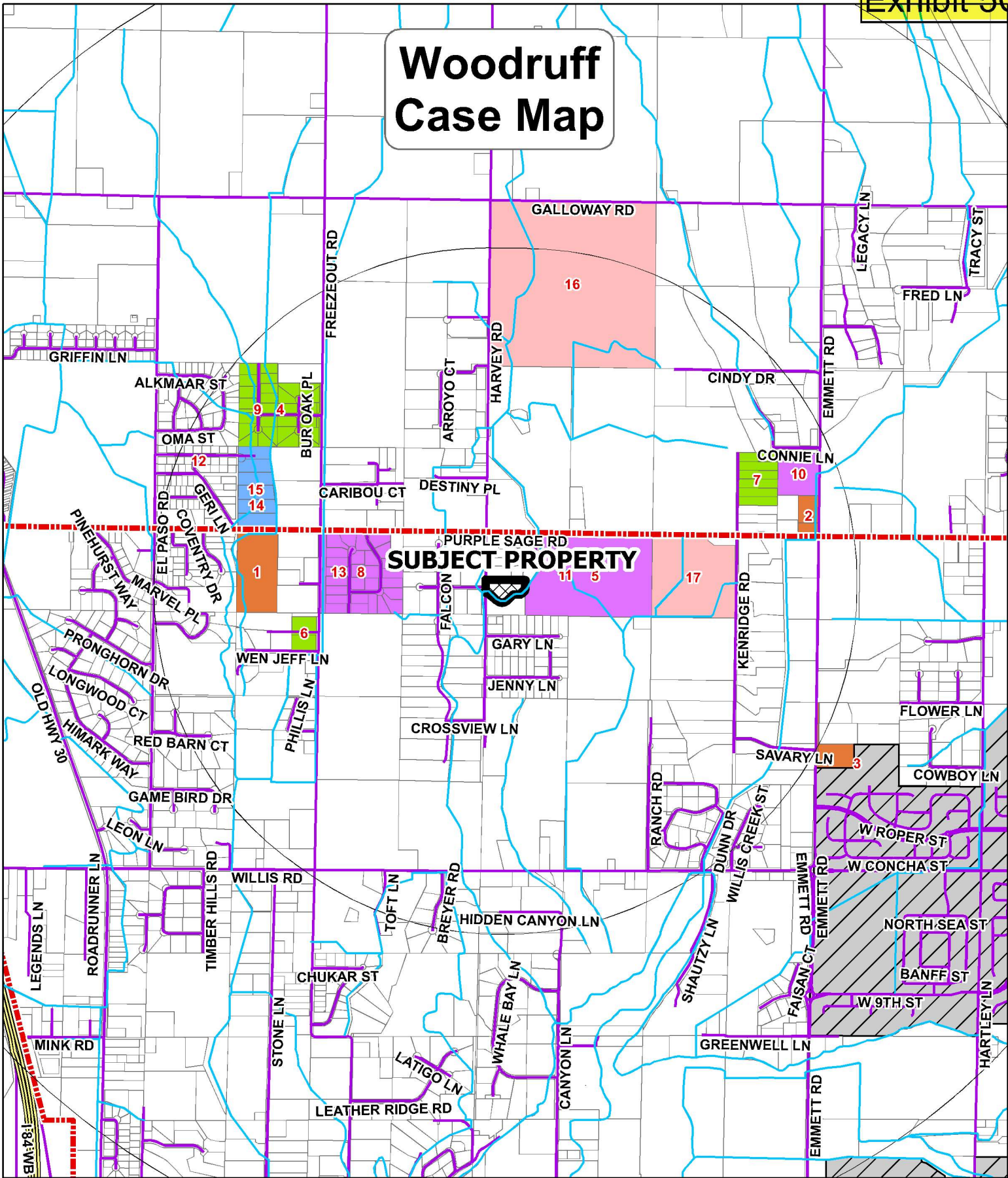


## ZONING

|  |       |  |       |  |       |  |    |
|--|-------|--|-------|--|-------|--|----|
|  | RR    |  | R2    |  | C2    |  | M2 |
|  | CR-RR |  | C     |  | CR-C2 |  | AG |
|  | R1    |  | C1    |  | M1    |  |    |
|  | CR-R1 |  | CR-C1 |  | CR-M1 |  |    |

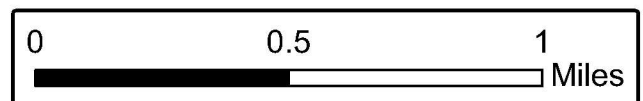
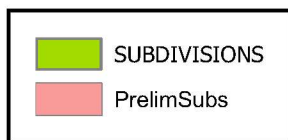
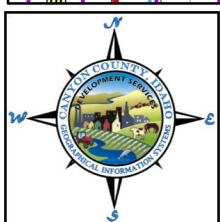
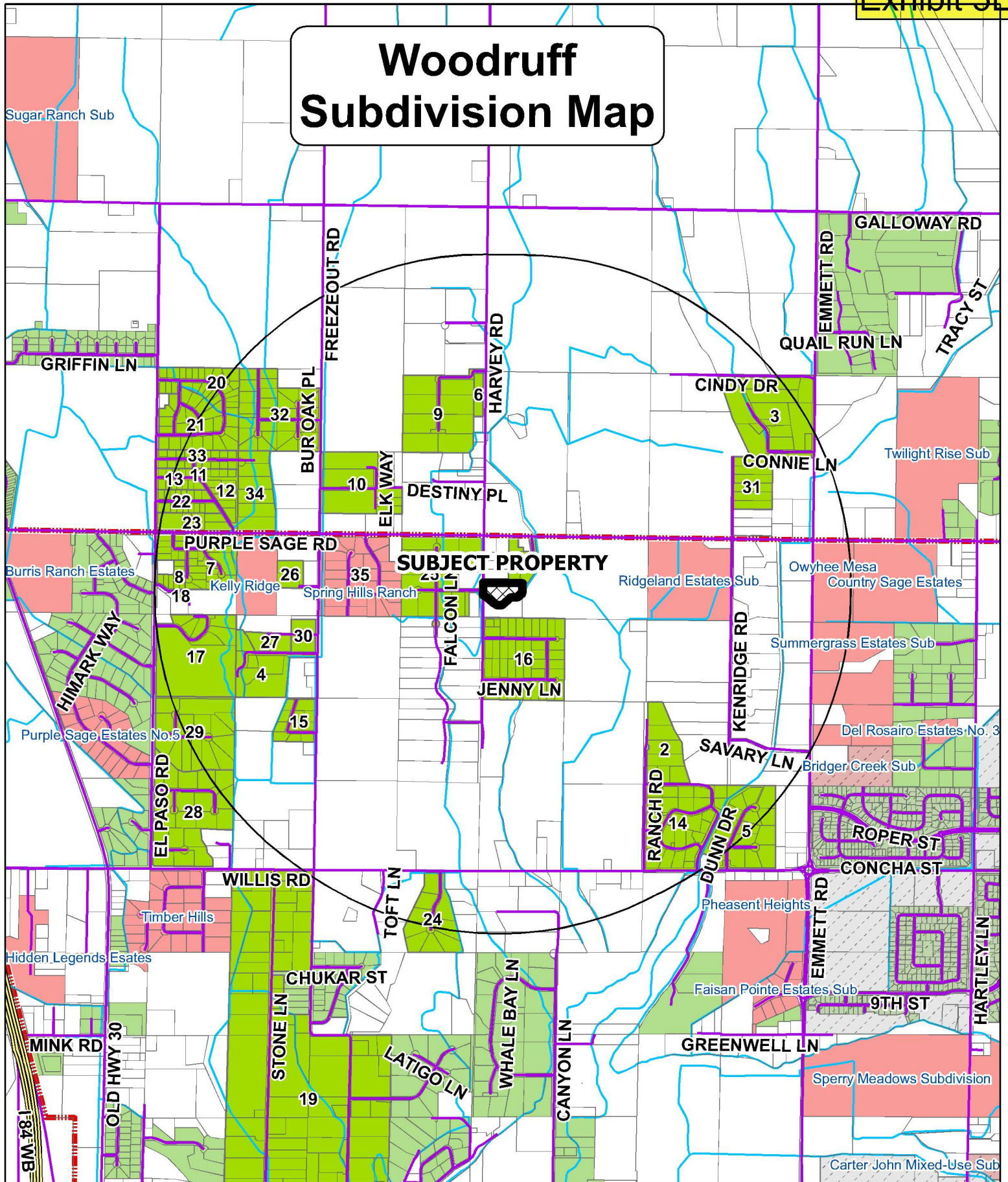


# Woodruff Case Map



| CASE SUMMARY |             |   |                                     |            |
|--------------|-------------|---|-------------------------------------|------------|
| ID           | CASENUM     | REQUEST                                 | CASENAME                            | FINALDECIS |
| 1            | RZ2018-0010 | AG to R1                                | Kelley Bob & Jeanne                 | APPROVED   |
| 2            | RZ2018-0012 | AG to R1                                | Eaton Jeremy                        | APPROVED   |
| 3            | RZ2018-0014 | AG to R1                                | Hopkins, Samuel                     | APPROVED   |
| 4            | RZ2018-0032 | Rezone AG to R1                         | Walker, Jay                         | APPROVED   |
| 5            | RZ2018-0021 | ReZone AG to CR-R1                      | Doornbal                            | APPROVED   |
| 6            | SD2018-0006 | Radford Ridges Sub No 2                 | Radford Ridges Sub No 2             | APPROVED   |
| 7            | SD2018-0005 | Kachupa Ridge Estates                   | Kachupa Ridge Estates               | APPROVED   |
| 8            | CR2019-0008 | Rezone AG to CR-R1                      | Bowman Ed                           | APPROVED   |
| 9            | SD2019-0028 | Oak Ridge Estates Subdivision           | Oak Ridge Estates Subdivision       | APPROVED   |
| 10           | RZ2019-0042 | Rezone AG to CR-R1                      | Weikel                              | APPROVED   |
| 11           | SD2018-0019 | Plat - Green Hills Landing Sub          | Green Hills Landing Sub             | APPROVED   |
| 12           | RZ2019-0037 | Rezone RR to R2                         | County Clube Wate Association, Inc. | APPROVED   |
| 13           | SD2020-0010 | Preliminary Plat - Sprin Hills Ranch Su | Sprin Hills Ranch Sub               | APPROVED   |
| 14           | RZ2020-0012 | Rezone AG to RR                         | Steadman Land, LLC                  | APPROVED   |
| 15           | SD2020-0039 | Plat 6 lots                             | Steady Acres                        | APPROVED   |
| 16           | RZ2021-0060 | Rezone AG to CR-RR                      | Middleton Land Investments, LLC     | DENIED     |
| 17           | SD2022-0036 | Ridgeland Estates Sub                   | Ridgeland Estates Sub               | APPROVED   |

# Woodruff Subdivision Map



# SUBDIVISION & LOT REPORT

|                             |              |                 |                    |
|-----------------------------|--------------|-----------------|--------------------|
| NUMBER OF SUBS              | ACRES IN SUB | NUMBER OF LOTS  | AVERAGE LOT SIZE   |
| 35                          | 927.23       | 526             | 1.76               |
| NUMBER OF SUBS IN PLATTING  | ACRES IN SUB | NUMBER OF LOTS  | AVERAGE LOT SIZE   |
| 0                           | 0            | 0               | 0                  |
| NUMBER OF LOTS NOTIFIED     | AVERAGE      | MEDIAN          | MINIMUM            |
| 42                          | 2.85         | 1.02            | 0.28               |
| NUMBER OF MOBILE HOME PARKS | ACRES IN MHP | NUMBER OF SITES | AVG HOMES PER ACRE |
| 0                           | 0            | 0               | 0                  |
|                             |              |                 | MAXIMUM            |
|                             |              |                 | 57.40              |
|                             |              |                 | MAXIMUM            |
|                             |              |                 | 0                  |

# PLATTED SUBDIVISIONS

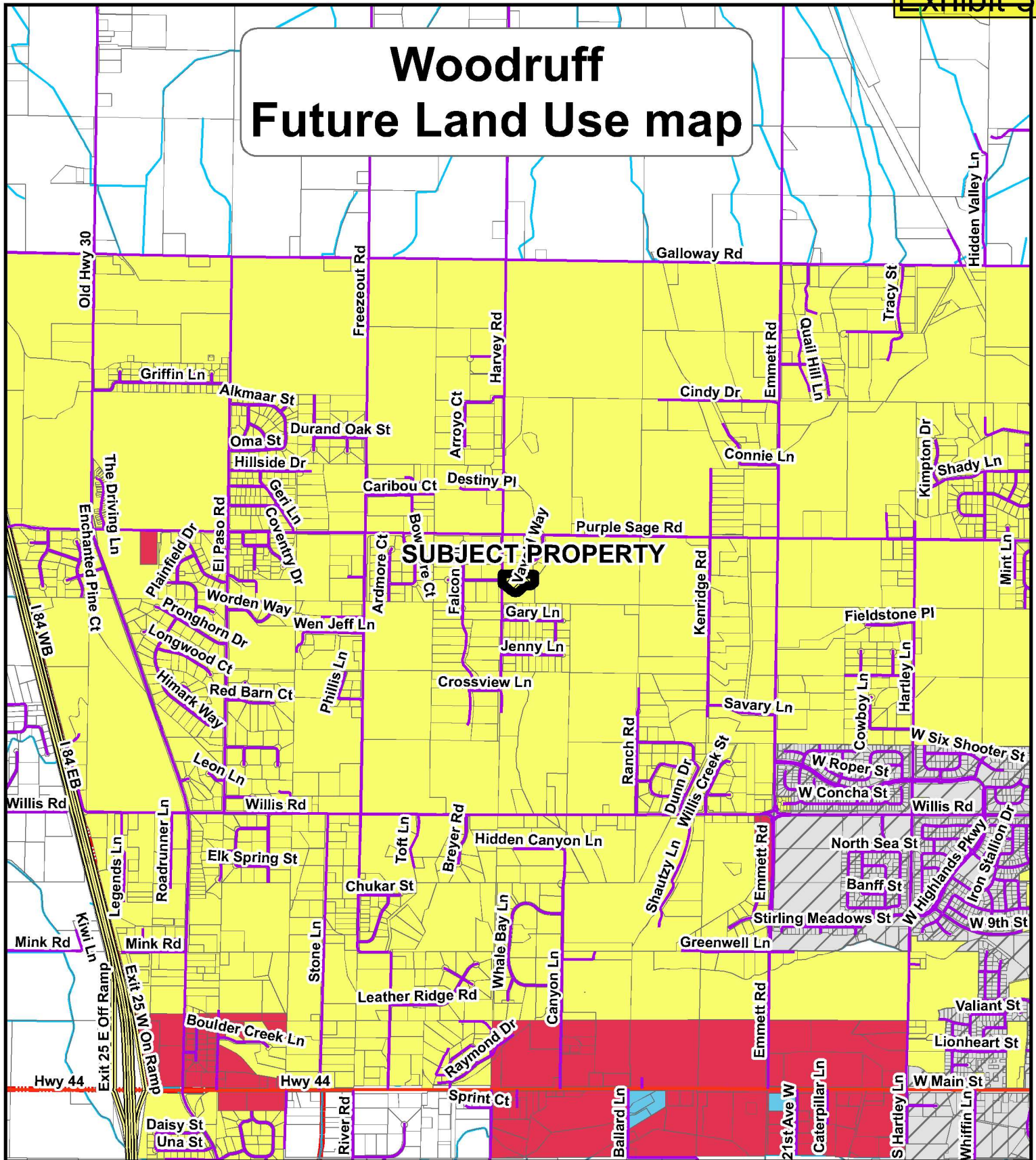
| SUBDIVISION NAME                | Label | LOCATION | ACRES  | NO. OF LOTS | AVERAGE LOT SIZE | CITY OF ...     | Year |
|---------------------------------|-------|----------|--------|-------------|------------------|-----------------|------|
| VAVOLD HEIGHTS SUB              | 1     | 5N3W35   | 6.53   | 6           | 1.09             | COUNTY (Canyon) | 2006 |
| RANCH ROAD ESTATES              | 2     | 5N3W35   | 15.21  | 7           | 2.17             | COUNTY (Canyon) | 2003 |
| WARD ESTATES                    | 3     | 5N3W26   | 39.82  | 10          | 3.98             | COUNTY (Canyon) | 1973 |
| WEN-JEFF ESTATES                | 4     | 5N3W34   | 16.77  | 7           | 2.40             | COUNTY (Canyon) | 1997 |
| WILLIS CREEK SUBDIVISION        | 5     | 5N3W35   | 28.54  | 19          | 1.50             | COUNTY (Canyon) | 2005 |
| ARROYO VIEW ESTATES #2          | 6     | 5N3W27   | 2.36   | 2           | 1.18             | COUNTY (Canyon) | 2005 |
| FOX RIDGE ESTATES               | 7     | 5N3W34   | 21.64  | 26          | 0.83             | COUNTY (Canyon) | 1992 |
| FOX RIDGE ESTATES #2            | 8     | 5N3W34   | 3.16   | 9           | 0.35             | COUNTY (Canyon) | 1996 |
| ARROYO VIEW ESTATES             | 9     | 5N3W27   | 32.90  | 9           | 3.66             | COUNTY (Canyon) | 2004 |
| CARIBOU ACRES SUB               | 10    | 5N3W27   | 27.35  | 9           | 3.04             | COUNTY (Canyon) | 2002 |
| OF LOT 5, BLOCK 2 OF COUNTRY CL | 11    | 5N3W27   | 8.92   | 1           | 8.92             | COUNTY (Canyon) | 2021 |
| COUNTRY CLUB SUB #2             | 12    | 5N3W27   | 9.48   | 11          | 0.86             | COUNTY (Canyon) | 1975 |
| COUNTRY CLUB SUB #3             | 13    | 5N3W27   | 5.36   | 12          | 0.45             | COUNTY (Canyon) | 1978 |
| D&S PURPLE SAGE RANCHETTES      | 14    | 5N3W35   | 36.47  | 31          | 1.18             | COUNTY (Canyon) | 1972 |
| DEE ANN MEADOWS SUB             | 15    | 5N3W34   | 9.71   | 12          | 0.81             | COUNTY (Canyon) | 1974 |
| DRAKE SUB                       | 16    | 5N3W35   | 40.05  | 41          | 0.98             | COUNTY (Canyon) | 1973 |
| EL PASO HEIGHTS                 | 17    | 5N3W34   | 37.90  | 7           | 5.41             | COUNTY (Canyon) | 1998 |
| FOX RIDGE ESTATES #3            | 18    | 5N3W34   | 0.42   | 1           | 0.42             | COUNTY (Canyon) | 1996 |
| FRUITDALE FARMS                 | 19    | 4N3W03   | 273.92 | 83          | 3.30             | COUNTY (Canyon) | 1911 |
| HOLLANDIA EST #1                | 20    | 5N3W27   | 15.66  | 28          | 0.56             | COUNTY (Canyon) | 1997 |
| HOLLANDIA EST #2                | 21    | 5N3W27   | 22.96  | 23          | 1.00             | COUNTY (Canyon) | 2005 |
| MASTERS SUB                     | 22    | 5N3W27   | 8.03   | 17          | 0.47             | COUNTY (Canyon) | 1994 |
| NOVAK ACRES                     | 23    | 5N3W27   | 8.38   | 6           | 1.40             | COUNTY (Canyon) | 2001 |
| WILLIS ESTATES SUBDIVISION      | 24    | 4N3W03   | 19.35  | 10          | 1.93             | COUNTY (Canyon) | 2008 |
| EAGLES NEST ESTATES             | 25    | 5N3W34   | 35.62  | 11          | 3.24             | COUNTY (Canyon) | 1998 |
| CHAMBERLAIN SUBDIVISION         | 26    | 5N3W34   | 4.25   | 2           | 2.12             | COUNTY (Canyon) | 2014 |
| RADFORD RIDGES SUBDIVISION      | 27    | 5N3W34   | 4.59   | 2           | 2.29             | COUNTY (Canyon) | 2017 |
| ALBION ACRES SUBDIVISION NO. 1  | 28    | 5N3W34   | 41.10  | 19          | 2.16             | COUNTY (Canyon) | 2018 |
| ALBION ACRES SUBDIVISION NO. 2  | 29    | 5N3W34   | 33.13  | 14          | 2.37             | COUNTY (Canyon) | 2018 |
| RADFORD RIDGES NO 2 SUBDIVISION | 30    | 5N3W34   | 4.75   | 3           | 1.58             | COUNTY (Canyon) | 2019 |
| KACHUPA RIDGE SUBDIVISION       | 31    | 5N3W26   | 13.91  | 6           | 2.32             | COUNTY (Canyon) | 2019 |
| OAKRIDGE ESTATES SUBDIVISION    | 32    | 5N3W27   | 35.18  | 30          | 1.17             | COUNTY (Canyon) | 2021 |
| COUNTRY CLUB SUB #1             | 33    | 5N3W27   | 8.64   | 18          | 0.48             | COUNTY (Canyon) | 1964 |
| STEADY ACRES SUBDIVISION        | 34    | 5N3W27   | 17.05  | 6           | 2.84             | COUNTY (Canyon) | 2022 |
| SPRING HILL RANCH SUBDIVISION   | 35    | 5N3W34   | 38.15  | 28          | 1.36             | COUNTY (Canyon) | 2022 |

# SUBDIVISIONS IN PLATTING

| SUBDIVISION NAME | ACRES | NO. OF LOTS | AVERAGE LOT SIZE |
|------------------|-------|-------------|------------------|
|                  |       |             |                  |
|                  |       |             |                  |

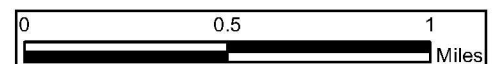
# MOBILE HOME & RV PARKS

# Woodruff Future Land Use map



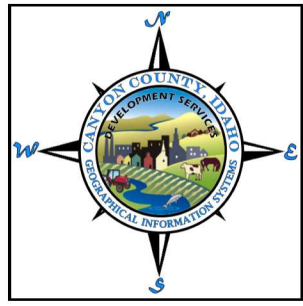
## Legend

- COMMERCIAL
- INDUSTRIAL
- RESIDENTIAL
- Scenic\_Byway

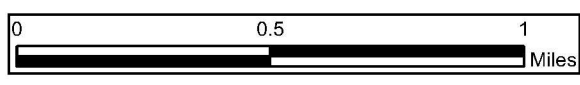


# Woodruff City of Middleton Land Use

**SUBJECT PROPERTY**

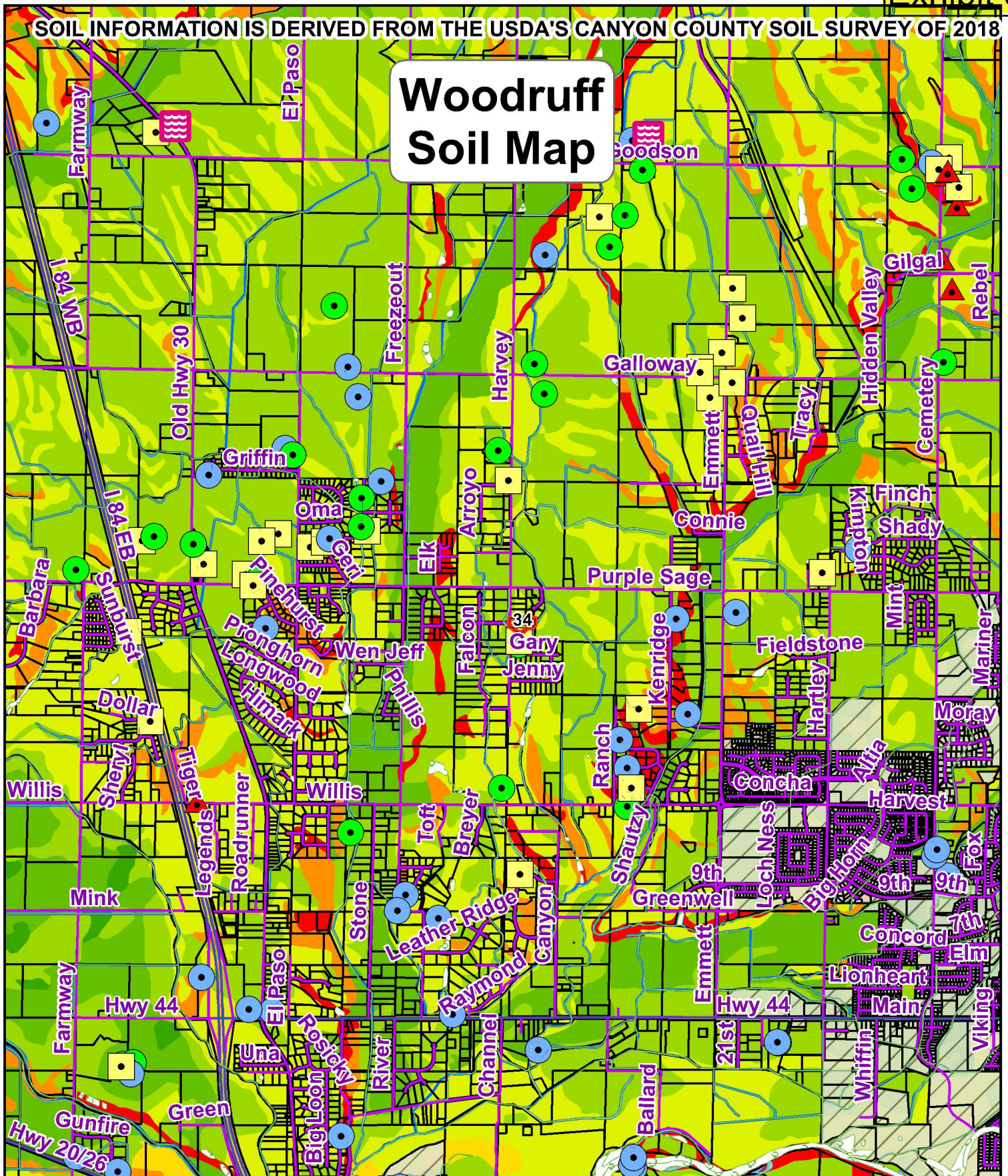


- MiddletonCompPlan**
- Commercial
  - Industrial
  - Mixed Use
  - Public
  - Residential
  - Residential Special Areas
  - Transit Oriented

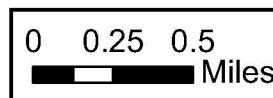


SOIL INFORMATION IS DERIVED FROM THE USDA'S CANYON COUNTY SOIL SURVEY OF 2018

# Woodruff Soil Map

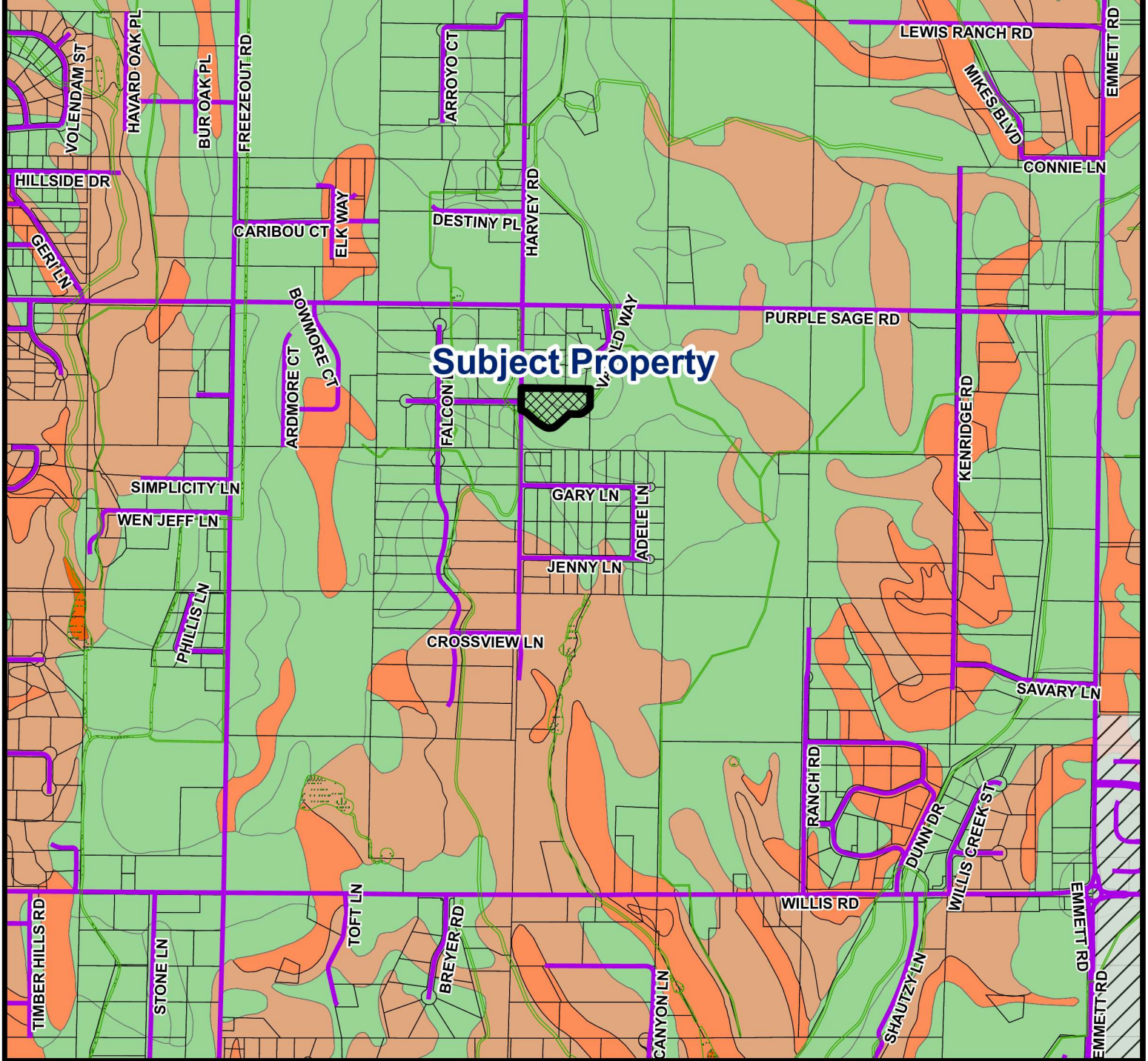


- 0.005000 - 2.000000
- 2.000001 - 5.000000
- 5.000001 - 10.000000
- ▲ 10.000001 - 49.800000
- GEO-THERMAL LOCATIONS
- Wetlands



SOIL INFORMATION IS DERIVED FROM THE USDA'S CANYON COUNTY SOIL SURVEY OF 2018

# Woodruff Prime Farm Lands

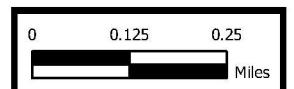


## FARMLAND

- Farmland of statewide importance
- Farmland of statewide importance, if irrigated
- Farmland of statewide importance, if irrigated and reclaimed of excess salts and sodium
- Not prime farmland
- Water/Gravel Pit/ Rock outcrop/ Riverwash/ Terrace Escarpments
- Prime farmland if irrigated
- Prime farmland if irrigated and drained
- Prime farmland if irrigated and reclaimed of excess salts and sodium



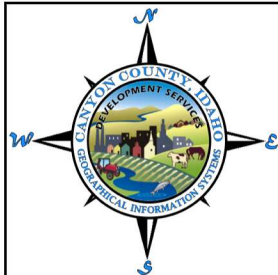
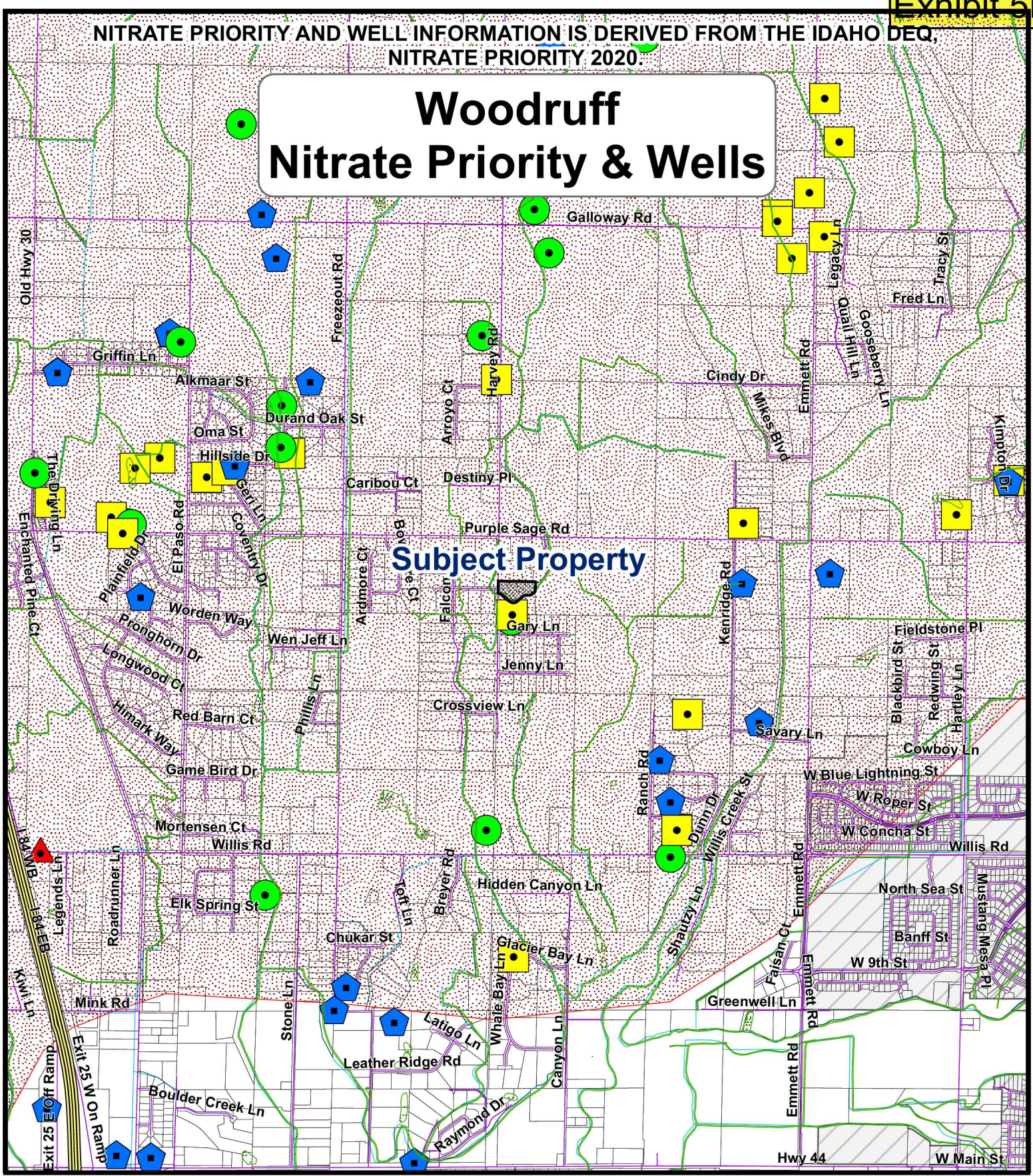
- TAXLOTS
- City Limits
- WETLANDS
- 2C\_Hydro










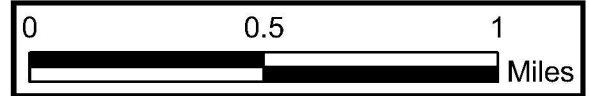
| SOIL REPORT   |                             |                |         |            |  |
|---|-----------------------------|----------------|---------|------------|--|
| SOIL CAPABILITY CLASS   | SOIL CAPABILITY             | SQUARE FOOTAGE | ACREAGE | PERCENTAGE |  |
| 3   | MODERATELY SUITED SOIL      | 98358.48       | 2.26    | 56.75%     |  |
| 4   | MODERATELY SUITED SOIL      | 74966.76       | 1.72    | 43.25%     |  |
|   |                             | 173325.24      | 3.98    | 100%       |  |
|   |                             |                |         |            |  |
| FARMLAND REPORT   |                             |                |         |            |  |
| SOIL NAME   | FARMLAND TYPE               | SQUARE FOOTAGE | ACREAGE | PERCENTAGE |  |
| LvB   | Prime farmland if irrigated | 98358.48       | 2.26    | 56.75%     |  |
| QfD   | Prime farmland if irrigated | 74966.76       | 1.72    | 43.25%     |  |
|   |                             | 173325.24      | 3.98    | 100%       |  |
| SOIL INFORMATION IS DERIVED FROM THE USDA's CANYON COUNTY SOIL SURVEY OF 2018 |                             |                |         |            |  |

NITRATE PRIORITY AND WELL INFORMATION IS DERIVED FROM THE IDAHO DEQ,  
NITRATE PRIORITY 2020.

# Woodruff Nitrate Priority & Wells



-  GEO-THERMAL LOCATIONS
-  WETLANDS
-  NITRATE\_PRIORITY
- DEQ WELLS  
N03\_MGL**
  -  0.005 - 2.00
  -  2.00 - 5.00
  -  5.00 - 10.00
  -  10.00 - 49.80



## Samantha Hammond

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**From:** Niki Benyakhlef <Niki.Benyakhlef@itd.idaho.gov>  
**Sent:** Tuesday, December 20, 2022 3:51 PM  
**To:** Samantha Hammond  
**Subject:** [External] RE: Agency Notification CR2022-0026 / Woodruff

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Hello Samantha,

After careful review of the transmittal submitted to ITD on December 19, 2022, regarding Canyon County's Agency Notice CR2022-0026/ Woodruff, the Department has no comments or concerns to make at this time.

Thank you,



Niki Benyakhlef  
*Development Services Coordinator*

**District 3 Development Services**  
 O: 208.334.8337  
 C: 208.296.9750  
 Email: [niki.benyakhlef@itd.idaho.gov](mailto:niki.benyakhlef@itd.idaho.gov)  
 Website: [itd.idaho.gov](http://itd.idaho.gov)

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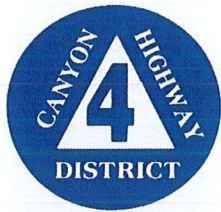
**From:** Bonnie Puleo <Bonnie.Puleo@canyoncounty.id.gov>  
**Sent:** Monday, December 19, 2022 9:58 AM  
**To:** 'lgrooms@msd134.org' <lgrooms@msd134.org>; Marc Gee <mgee@msd134.org>; 'mitch.kiester@phd3.idaho.gov' <mitch.kiester@phd3.idaho.gov>; Jack Nygaard <jack.nygarrrd@phd3.idaho.gov>; 'PERMITS@STARFIRERESCUE.ORG' <PERMITS@STARFIRERESCUE.ORG>; 'CHOPPER@CANYONHD4.ORG' <CHOPPER@CANYONHD4.ORG>; Idaho Power <easements@idahopower.com>; Megan Kelly <mkelly@idahopower.com>; 'JESSICA.MANSELL@INTGAS.COM' <JESSICA.MANSELL@INTGAS.COM>; 'MONICA.TAYLOR@INTGAS.COM' <MONICA.TAYLOR@INTGAS.COM>; 'CARL@BLACKCANYONIRRIGATION.COM' <CARL@BLACKCANYONIRRIGATION.COM>; dpopoff@rh2.com; 'jlucas@achdidaho.org' <jlucas@achdidaho.org>; 'clittle@achdidaho.org' <clittle@achdidaho.org>; D3 Development Services <D3Development.Services@itd.idaho.gov>; Niki Benyakhlef <Niki.Benyakhlef@itd.idaho.gov>; Brian Crawforth <Brian.Crawforth@canyoncounty.id.gov>; 'mstowell@ccparamedics.com' <mstowell@ccparamedics.com>; 'BRO.Admin@deq.idaho.gov' <BRO.Admin@deq.idaho.gov>  
**Subject:** Agency Notification CR2022-0026 / Woodruff

**CAUTION:** This email originated outside the State of Idaho network. Verify links and attachments BEFORE you click or open, even if you recognize and/or trust the sender. Contact your agency service desk with any concerns.

Good morning:

Please see the attached agency notice. Please direct your comments or questions to Planner Samantha Hammond at [Samantha.hammond@canyoncounty.id.gov](mailto:Samantha.hammond@canyoncounty.id.gov)

Thank you,



**CANYON HIGHWAY DISTRICT No. 4**

15435 HIGHWAY 44  
CALDWELL, IDAHO 83607

TELEPHONE 208/454-8135  
FAX 208/454-2008

January 4, 2023

Canyon County Development Services Department  
111 N. 11<sup>th</sup> Ave Suite 140  
Caldwell, Idaho 83605  
Attention: Samantha.hammond@canyoncounty.id.gov

Stacy Woodruff  
24822 Harvey Rd.  
Caldwell, Id. 83607

**RE: CR2022-0026 Conditional Rezone from Ag to CR-R-1  
Parcel R38194010 aka 24822 Harvey Rd. Caldwell, Id. 83607**

In the matters above Canyon Highway District No. 4 (CHD4) has reviewed the application for a comprehensive map amendment and conditional rezone for Parcel R38194010, consisting of approximately 3.98 acres and is located in a portion of NW1/4 of Section 35, T5N, R3W. near the southeast corner of Purple Sage Rd. and Harvey Rd. CHD4 provides the following comments on the proposed use:

**General:**

- Canyon County, Idaho Functional Classification Map lists Harvey Road as a major collector.
- Subject property is more than a mile from city limits, considered rural.

**Access:**

- As shown on Preliminary Plat; align Raptor Way (Private Drive) with Raptor Ln on west side (Public). Approximately 130 feet south of north property line. Lots 1,2,and 3 access off of Raptor Way. (Note on number 1 of Preliminary Plat of Stacy Estates)
- Remove existing driveways (2)

**Right-of-way**

- A 40 foot right-of-way along the west boundary on Harvey Road.
- Note to remove any encroachment of said right-of-way.

**Traffic Impacts**

- Addition of 2 lots would not require a Traffic Impact Study.

Current CHD4 access and development related policy is found in the latest edition of the Highway Standards and Development Procedures Manual (HSDP Manual) available on the CHD4 website at [www.canyonhd4.org/planning](http://www.canyonhd4.org/planning). These comments are intended to highlight those portions of CHD4 policy relevant to the proposed land use described in the materials submitted for review. For additional information on highway district policies for specific development proposals, please see the HSDP manual, or feel free to contact me with questions.

Respectfully,

A handwritten signature in blue ink, appearing to read 'Chris Hopper', is written over a horizontal line.

Chris Hopper, P.E.  
District Engineer

File: Harvey Rd.- CR2022-0026 Stacy Estates Subdivision

# BLACK CANYON IRRIGATION DISTRICT

January 4, 2023

Canyon County Development Services Department  
111 North 11<sup>th</sup> Ave, Suite 140  
Caldwell, ID 83605  
(208) 454-7458

NOTUS, IDAHO

RE: Rezone. Parcel R3819401000  
Applicant: Stacy Woodruff  
Planner: Samantha Hammond

The property is 24822 Harvey Road in Caldwell, Idaho.

The Black Canyon Irrigation District (District) has the following initial comments regarding this proposed land use change.

Any and all **maintenance road right-of ways, lateral right-of ways and drainage right-of ways** will need to be protected (including the restriction of all encroachments). Also, any crossing agreement(s) and/or piping agreement(s) will need to be acquired from the Bureau of Reclamation (Reclamation), once approved by the District, to cross over or under any existing lateral, pipe any lateral or encroach in any way the right-of ways of the District or the Reclamation.

**District policies require that the laterals affected by this proposed land change will need to be piped/tiled and structures built to ensure the delivery of irrigation water to our patrons.**

According to District records, no irrigation water from the District is provided to this property, however District infrastructure is adjacent to the proposed property and will need to be piped.

Runoff and drainage from any proposed land splits should be addressed as well to ensure downstream users are not adversely affected by the proposed land use changes.

The District and Reclamation will require a signed agreement be in place prior to any changes being made to the sections of the Black Canyon C.E.10.2 lateral, and any appurtenant irrigation facilities that are affected by the proposed land changes not listed in this letter. NOTE: The District and Reclamation will require that this section be piped meeting all District and Reclamation standards. Furthermore, the District and Reclamation may require additional modifications to ensure irrigation water is made available to patrons as this proposed project proceeds.

When providing a preliminary subdivision layout and utilities, please be mindful of Idaho Administrative Procedure Act (IDAPA) 58. Please review the current administrative rules for minimum setback requirements from domestic well and septic drain fields to the existing irrigation canal.

All of the above requirements will need to be met, including any others that arise during future review. You can find the District's Project Application form and development process at <https://blackcanyonirrigation.com/development>. It is recommended that the proponent apply following the outlined process for their proposed project to help identify any additional project requirements.

Thank You,

*Donald Popoff*

Donald Popoff P.E.  
District Engineer  
Black Canyon Irrigation District

1445 N. Orchard St.  
Boise ID 83706 • (208) 373-0550



Brad Little, Governor  
Jess Byrne, Director

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January 5, 2023

Samantha Hammond  
Canyon County Development Services  
111 North 11<sup>th</sup> Ave., Ste. 310  
Caldwell, ID 83605  
[Samantha.hammond@canyoncounty.id.gov](mailto:Samantha.hammond@canyoncounty.id.gov)

Subject: Case No. CR2022-0026 Woodruff Conditional Rezone

Dear Ms. Hammond:

Thank you for the opportunity to respond to your request for comment. While DEQ does not review projects on a project-specific basis, we attempt to provide the best review of the information provided. DEQ encourages agencies to review and utilize the Idaho Environmental Guide to assist in addressing project-specific conditions that may apply. This guide can be found at:

<https://www.deq.idaho.gov/public-information/assistance-and-resources/outreach-and-education/>.

The following information does not cover every aspect of this project; however, we have the following general comments to use as appropriate:

**1. AIR QUALITY**

- Please review IDAPA 58.01.01 for all rules on Air Quality, especially those regarding fugitive dust (58.01.01.651), trade waste burning (58.01.01.600-617), and odor control plans (58.01.01.776).

For questions, contact David Luft, Air Quality Manager, at (208) 373-0550.

- IDAPA 58.01.01.201 requires an owner or operator of a facility to obtain an air quality permit to construct prior to the commencement of construction or modification of any facility that will be a source of air pollution in quantities above established levels. DEQ asks that cities and counties require a proposed facility to contact DEQ for an applicability determination on their proposal to ensure they remain in compliance with the rules.

For questions, contact the DEQ Air Quality Permitting Hotline at 1-877-573-7648.

**2. WASTEWATER AND RECYCLED WATER**

- DEQ recommends verifying that there is adequate sewer to serve this project prior to approval. Please contact the sewer provider for a capacity statement, declining balance report, and willingness to serve this project.

- IDAPA 58.01.16 and IDAPA 58.01.17 are the sections of Idaho rules regarding wastewater and recycled water. Please review these rules to determine whether this or future projects will require DEQ approval. IDAPA 58.01.03 is the section of Idaho rules regarding subsurface disposal of wastewater. Please review this rule to determine whether this or future projects will require permitting by the district health department.
- All projects for construction or modification of wastewater systems require preconstruction approval. Recycled water projects and subsurface disposal projects require separate permits as well.
- DEQ recommends that projects be served by existing approved wastewater collection systems or a centralized community wastewater system whenever possible. Please contact DEQ to discuss potential for development of a community treatment system along with best management practices for communities to protect ground water.
- DEQ recommends that cities and counties develop and use a comprehensive land use management plan, which includes the impacts of present and future wastewater management in this area. Please schedule a meeting with DEQ for further discussion and recommendations for plan development and implementation.

For questions, contact Valerie Greear, Water Quality Engineering Manager at (208) 373-0550.

### 3. DRINKING WATER

- DEQ recommends verifying that there is adequate water to serve this project prior to approval. Please contact the water provider for a capacity statement, declining balance report, and willingness to serve this project.
- IDAPA 58.01.08 is the section of Idaho rules regarding public drinking water systems. Please review these rules to determine whether this or future projects will require DEQ approval.
- All projects for construction or modification of public drinking water systems require preconstruction approval.
- DEQ recommends verifying if the current and/or proposed drinking water system is a regulated public drinking water system (refer to the DEQ website at: <https://www.deq.idaho.gov/water-quality/drinking-water/>). For non-regulated systems, DEQ recommends annual testing for total coliform bacteria, nitrate, and nitrite.
- If any private wells will be included in this project, we recommend that they be tested for total coliform bacteria, nitrate, and nitrite prior to use and retested annually thereafter.
- DEQ recommends using an existing drinking water system whenever possible or construction of a new community drinking water system. Please contact DEQ to discuss this project and to explore options to both best serve the future residents of this development and provide for protection of ground water resources.
- DEQ recommends cities and counties develop and use a comprehensive land use management plan which addresses the present and future needs of this area for adequate, safe, and sustainable drinking water. Please schedule a meeting with DEQ for further discussion and recommendations for plan development and implementation.

For questions, contact Valerie Greear, Water Quality Engineering Manager at (208) 373-0550.

#### 4. SURFACE WATER

- Please contact DEQ to determine whether this project will require an Idaho Pollutant Discharge Elimination System (IPDES) Permit. A Construction General Permit from DEQ may be required if this project will disturb one or more acres of land, or will disturb less than one acre of land but are part of a common plan of development or sale that will ultimately disturb one or more acres of land.
- For questions, contact James Craft, IPDES Compliance Supervisor, at (208) 373-0144.
- If this project is near a source of surface water, DEQ requests that projects incorporate construction best management practices (BMPs) to assist in the protection of Idaho's water resources. Additionally, please contact DEQ to identify BMP alternatives and to determine whether this project is in an area with Total Maximum Daily Load stormwater permit conditions.
- The Idaho Stream Channel Protection Act requires a permit for most stream channel alterations. Please contact the Idaho Department of Water Resources (IDWR), Western Regional Office, at 2735 Airport Way, Boise, or call (208) 334-2190 for more information. Information is also available on the IDWR website at:  
<https://idwr.idaho.gov/streams/stream-channel-alteration-permits.html>
- The Federal Clean Water Act requires a permit for filling or dredging in waters of the United States. Please contact the US Army Corps of Engineers, Boise Field Office, at 10095 Emerald Street, Boise, or call 208-345-2155 for more information regarding permits.

For questions, contact Lance Holloway, Surface Water Manager, at (208) 373-0550.

#### 5. SOLID WASTE, HAZARDOUS WASTE AND GROUND WATER CONTAMINATION

- **Solid Waste.** No trash or other solid waste shall be buried, burned, or otherwise disposed of at the project site. These disposal methods are regulated by various state regulations including Idaho's Solid Waste Management Regulations and Standards (IDAPA 58.01.06), Rules and Regulations for Hazardous Waste (IDAPA 58.01.05), and Rules and Regulations for the Prevention of Air Pollution (IDAPA 58.01.01). Inert and other approved materials are also defined in the Solid Waste Management Regulations and Standards
- **Hazardous Waste.** The types and number of requirements that must be complied with under the federal Resource Conservation and Recovery Act (RCRA) and the Idaho Rules and Standards for Hazardous Waste (IDAPA 58.01.05) are based on the quantity and type of waste generated. Every business in Idaho is required to track the volume of waste generated, determine whether each type of waste is hazardous, and ensure that all wastes are properly disposed of according to federal, state, and local requirements.

- **Water Quality Standards.** Site activities must comply with the Idaho Water Quality Standards (IDAPA 58.01.02) regarding hazardous and deleterious-materials storage, disposal, or accumulation adjacent to or in the immediate vicinity of state waters (IDAPA 58.01.02.800); and the cleanup and reporting of oil-filled electrical equipment (IDAPA 58.01.02.849); hazardous materials (IDAPA 58.01.02.850); and used-oil and petroleum releases (IDAPA 58.01.02.851 and 852). Petroleum releases must be reported to DEQ in accordance with IDAPA 58.01.02.851.01 and 04. Hazardous material releases to state waters, or to land such that there is likelihood that it will enter state waters, must be reported to DEQ in accordance with IDAPA 58.01.02.850.
- **Ground Water Contamination.** DEQ requests that this project comply with Idaho's Ground Water Quality Rules (IDAPA 58.01.11), which states that "No person shall cause or allow the release, spilling, leaking, emission, discharge, escape, leaching, or disposal of a contaminant into the environment in a manner that causes a ground water quality standard to be exceeded, injures a beneficial use of ground water, or is not in accordance with a permit, consent order or applicable best management practice, best available method or best practical method."

For questions, contact Rebecca Blankenau, Waste & Remediation Manager, at (208) 373-0550.

#### 6. ADDITIONAL NOTES

- If an underground storage tank (UST) or an aboveground storage tank (AST) is identified at the site, the site should be evaluated to determine whether the UST is regulated by DEQ. EPA regulates ASTs. UST and AST sites should be assessed to determine whether there is potential soil and ground water contamination. Please call DEQ at (208) 373-0550, or visit the DEQ website <https://www.deq.idaho.gov/waste-management-and-remediation/storage-tanks/leaking-underground-storage-tanks-in-idaho/> for assistance.
- If applicable to this project, DEQ recommends that BMPs be implemented for any of the following conditions: wash water from cleaning vehicles, fertilizers and pesticides, animal facilities, composted waste, and ponds. Please contact DEQ for more information on any of these conditions.

We look forward to working with you in a proactive manner to address potential environmental impacts that may be within our regulatory authority. If you have any questions, please contact me, or any of our technical staff at (208) 373-0550.

Sincerely,



Aaron Scheff  
Regional Administrator

c:

2021AEK